CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS,
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

EDWIN M. LEE, MAYOR

TREASURE ISLAND DEVELOPMENT AUTHORITY
MEETING AGENDA

January 14, 2015 – 1:30PM

Room 400, City Hall
1 Dr. Carlton B. Goodlett Place

DIRECTORS

V. Fei Tsen, President
Larry Mazzola, Jr., VP
Linda Fadeke Richardson
Hon. Jane Kim (Ex-Officio)

Jean-Paul Samaha, Secretary
Mark Dunlop, CFO
Dr. Tomás Aragón
Jeff Kositsky

Robert Beck, Treasure Island Director
Kate Austin, Commission Secretary

ORDER OF BUSINESS

1. Call to Order and Roll Call

2. General Public Comment
This item is to allow members of the public to address the Treasure Island Development Authority Board ("Authority Board") on matters that are within the subject matter jurisdiction of the Authority Board and that do not appear on the agenda. In addition to General Public Comment, Public Comment will be held after each item on the agenda.
(Discussion Item)
Estimated Length of Item: 15 minutes

3. Report by Treasure Island Director
This item is to allow the Treasure Island Director to report on Island Operations and Development activities including leasing, health and public safety, utilities, budget, Quality of Life issues, social services and on-Island events, the status of environmental remediation and coordination with the Department of the Navy, interactions with other City and State agencies, progress with Treasure Island Community Development in implementation of the Disposition and Development Agreement and related plans, and other activities related to the transfer and development of the former Naval Station

Treasure Island. *(Discussion Item)*
Estimated Length of Item: 30 minutes

4. Communications From and Received by TIDA *(Discussion Item)*
Estimated Length of Item: 5 minutes

5. Ongoing Business by Board of Directors *(Discussion Item)*
Estimated Length of Item: 5 minutes

6. CONSENT AGENDA *(Action Items)*
Estimated Length of Item: 5 minutes
All matters listed hereunder constitute a Consent Agenda, are considered to be routine by the Authority Board and will be acted upon by a single vote of the Authority Board. There will be no separate discussion of these items unless a member of the Authority Board so requests, in which event the matter shall be removed from the Consent Agenda and considered as a separate item.

   a. Approving the Minutes of the December 10, 2014 Regular Meeting
   b. Resolution Authorizing the Treasure Island Director to Execute an Electrical Interconnection Agreement with the Port of Oakland for the Use of the Davis Substation (*Action Item*)
   c. Resolution Authorizing the Treasure Island Director to Execute an Electrical Easement Relocation Agreement with the Port and City of Oakland (*Action Item*)
   d. Resolution Authorizing the Treasure Island Director to Execute a Fifth Extension of the Loan Agreement with the Fine Arts Museums of San Francisco for the Temporary Loan of the Miguel Covarrubias Mural "Fauna and Flora of the Pacific" (*Action Item*)

7. Resolution to Appoint One Member of the Treasure Island Development Authority Board of Directors to Fill the Vacant Seat on the Infrastructure and Transportation Committee to Serve a One Year Term. (*Action Item*)
Estimated Length of Item: 5 min

8. Resolution Authorizing the Treasure Island Director to Execute a Memorandum of Agreement with the San Francisco Art Commission for Development and Management of a Public Art Program for Treasure Island *(Action Item)*
Estimated Length of Item: 15 min

9. Informational Presentation on Open Space work within Major Phase 1 (*Information Item)*
Estimated Length of Item: 30 min

10. Discussion of Future Agenda Items by Directors *(Discussion Item)*
Estimated Length of Item: 5 minutes

11. Adjourn

Relevant documents such as resolutions, staff summaries, leases, subleases are available at the Treasure Island Development Authority Office, One Avenue of the Palms, Second Floor, Treasure Island, and the Government Information Center at the Main Library, 100 Larkin Street. Public comment is taken on each item on the agenda.

If any materials related to an item on this agenda have been distributed to the TIDA Board of Directors after distribution of the agenda packet, those materials are available for public inspection at Treasure Island Development Authority, Building One, 2nd Floor, One Ave. of Palms, San Francisco, CA 94130 during normal office hours.

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The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing devices.

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance [Chapter 67 of the San Francisco Administrative Code] or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Rm. 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-7854; or by email at sotf@sfgov.org

Citizens may obtain a free copy of the Sunshine Ordinance by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfbos.org/sunshine.

TREASURE ISLAND DEVELOPMENT AUTHORITY FINANCIAL STATEMENT
SUMMARY OF REVENUES & EXPENDITURES

Fiscal Year 2014-2015 – Data as of 1/5/2015

REVENUES

Revenue Source	Budgeted Revenue (B)	Actuals (A)	Variance (A-B)	YTD (A/B)
TI JOINT VENTURE - WINE VALLEY	120,000	-	120,000	0%
TIDA SPECIAL EVENTS	430,000	330,470	99,530	77%
COMMERCIAL PAYMENTS	3,840,770	1,605,760	2,235,010	42%
FILM	35,000	26,250	8,750	75%
YBI CELLSITES/BANNER	325,830	43,765	282,065	13%
MARINA	90,000	46,375	43,625	52%
HOUSING CAM	479,472	449,326	30,146	94%
JOHN STEWART CO.	3,689,470	575,716	3,113,754	16%
Total Revenues	**9,010,542**	**3,077,662**	**5,932,880**	**34%**

EXPENDITURES

Expenditure Type	Revised Budget	YTD Actuals	Encumbrances	Balance
021 NON PERSONNEL SERVICES	(9,015,092)	(1,144,114)	(1,228,460)	(6,642,518)
040 MATERIALS & SUPPLIES	(50,264)	(14,176)	(20,483)	(15,604)
081 SERVICES OF OTHER DEPTS	(10,068,345)	(565,034)	(7,370,778)	(2,132,533)
Total Expenditures	(19,133,701)	(1,723,324)	(8,619,721)	(8,790,655)

Sources: GSA Accounting, Executive Information System

TREASURE ISLAND DEVELOPMENT AUTHORITY FINANCIAL STATEMENT

SUMMARY OF WORK ORDERS

Fiscal Year 2014-2015 – Data as of 1/5/2015

Subobject	Sum of Revised Budget	Sum of Actuals: Year to Month	Sum of Encumbrances	Sum of Uncommitted Balance
081BI SR-BUILDING INSPECTION	(4,034)	-	-	(4,034)
081C0 GF-CON-MANAGEMENT SERVICES	(14,919)	-	-	(14,919)
081C4 GF-CON-INTERNAL AUDITS	(20,000)	-	-	(20,000)
081C5 IS-TIS-ISD SERVICES	(1,054)	(27)	(460)	(567)
081CA GF-ADM-GENERAL(AAO)	(2,889,857)	-	(2,215,719)	(674,138)
081CB GF-RISK MANAGEMENT SERVICES (AAO)	(252,098)	(56,656)	(65,998)	(129,444)
081CI IS-TIS-ISD SERVICES-INFRASTRUCTURE COST	(25,877)	(12,510)	(12,509)	(858)
081CP GF-CITY PLANNING	(1)	-	-	(1)
081CT GF-CITY ATTORNEY-LEGAL SERVICES	(1,759,781)	(56,686)	(939,872)	(763,223)
081CY GF-CHILDREN;YOUTH; AND FAMILY SERVICES	(213,747)	-	(213,747)	-
081ED GF-BUS & ECN DEV	(39,616)	-	-	(39,616)
081ER GF-EMERGENCY COMMUNICATIONS	(9,922)	-	-	(9,922)
081ET GF-TIS-TELEPHONE(AAO)	(18,602)	(2,829)	(11,063)	(4,710)
081EV GF-ENVIRONMENT	(1)	-	-	(1)
081FD GF-FIRE	(156,500)	-	(153,500)	(3,000)
081H2 GF-HR-MGMT TRAINING	(23,070)	-	(4,740)	(18,330)
081HN GF-HCN-COMM HEALTH NETWORK (AAO)	(119,418)	-	(75,000)	(44,418)
081MR EF-MUNICIPAL RAILWAY	(46,420)	-	-	(46,420)
081PA IS-PURCH-CENTRAL SHOPS-AUTO MAINT	(16,467)	(3,607)	(4,137)	(8,723)
081PF IS-PURCH-CENTRAL SHOPS-FUEL STOCK	(4,769)	(893)	(1,253)	(2,623)
081PK GF-PARKING & TRAFFIC	(74,135)	(1,064)	(23,936)	(49,135)
081PR IS-PURCH-REPRODUCTION	(17,676)	(1,727)	(4,273)	(11,676)
081PS GF-POLICE SECURITY	(91,752)	(18,292)	(70,253)	(3,207)
081SS GF-SOCIAL SERVICES	(43,144)	(1,307)	(41,837)	-
081UH GF-PUC-HETCH HETCHY	(1,533,660)	(342,739)	(1,113,566)	(77,355)
081UL GF-PUC-LIGHT HEAT & POWER	(311)	-	-	(311)
081W6 ADM-REAL ESTATE SPECIAL SERVICES	(82,581)	-	(51,040)	(31,541)
081WA SR-DPW-ARCHITECTURE	(10,000)	-	-	(10,000)
081WB SR-DPW-BUILDING REPAIR	(1,614,239)	(61,855)	(1,523,387)	(28,997)
081WC SR-DPW-STREET CLEANING	(166,811)	-	(161,766)	(5,045)
081WE SR-DPW-ENGINEERING	(4,890)	-	-	(4,890)
081WM SR-DPW-CONSTRUCTION MGMT	(22,953)	-	-	(22,953)
081WP SR-CWP-CLEAN WATER DEPARTMENT	(9,080)	-	(9,080)	-
081WR SR-DPW-STREET REPAIR	(455,937)	(4,843)	(352,444)	(98,649)
081WU SR-DPW-URBAN FORESTRY	(325,023)	-	(321,197)	(3,826)
	(10,068,345)	**(565,034)**	**(7,370,778)**	**(2,132,533)**

Source: Executive Information System (EIS)
Budget vs. Actuals 35.001

TREASURE ISLAND DEVELOPMENT AUTHORITY FINANCIAL STATEMENT
SUMMARY OF CONTRACTS
Fiscal Year 2014-2015 – Data as of 1/5/2015

Index Code	Vendor Name	Document No	Total Encumbered	Total Liquidated	Remaining Balance
70TIDA	A A A FIRE PROTECTION SERVICES	DPAD1500028501	10,000.00	0.00	10,000.00
	A A A FLAG & BANNER MFG CO INC	DPAD1500012301	5,000.00	0.00	5,000.00
	AGURTO CORPORATION DBA PESTEC	DPAD1500013301	1,700.00	-745.47	954.53
	AT&T MOBILITY	DPAD1400077101	263.86	-263.86	0.00
	ATTHOWE FINE ARTS SERVICES	DPAD1500012401	5,000.00	-2,811.90	2,188.10
	AUERBACH INTERNATIONAL INC	DPAD1500028601	2,000.00	0.00	2,000.00
	BAUER'S INTELLIGENT TRANSPORTATION INC	DPAD1500028701	10,000.00	0.00	10,000.00
	BORDEN DECAL	DPAD1500012501	2,500.00	-377.91	2,122.09
	BOYS & GIRLS CLUBS OF SAN FRANCISCO	DPAD1400050991	121,422.73	0.00	121,422.73
		DPAD1500041501	9,900.00	-9,900.00	0.00
	COMCAST OF CA/COLORADO/WASHINGTON I IN	DPAD1500013601	500.00	-73.59	426.41
	FARWEST SANITATION & STORAGE INC	DPAD1500002901	2,088.00	-2,088.00	0.00
		DPAD1500012601	10,000.00	-7,402.20	2,597.80
	GIVE SOMETHING BACK INC	DPAD1500012801	1,000.00	0.00	1,000.00
	GRAINGER	DPAD1500012901	700.00	0.00	700.00
	HARTMANN STUDIOS INC	DPAD1400067301	7,500.00	-3,196.98	4,303.02
	MAILFINANCE INC	DPAD1500010701	3,363.72	-1,678.83	1,684.89
	MARINE LIEN SALE SERVICE	DPAD1500013001	500.00	0.00	500.00
	MCCUNE AUDIO VIDEO LIGHTING	DPAD1500013101	5,000.00	-2,896.00	2,104.00
	PACIFIC BROKERAGE INC	DPAD1500029101	4,999.98	-2,371.80	2,628.18
	PARAGON PARTNERS LTD	DPAD1200064402	20,553.93	-8,109.78	12,444.15
	PARKER DIVING SERVICE	DPAD1500013201	3,500.00	0.00	3,500.00
	PATRICK & CO	DPAD1400076301	40.44	-40.44	0.00
		DPAD1500045401	40.44	-40.44	0.00
		DPAD1500048501	40.44	-40.44	0.00
	PROFESSIONAL MESSENGER	DPAD1500023401	4,000.00	-1,026.93	2,973.07
	R R DONNELLEY	DPAD1500029201	500.00	0.00	500.00
	RECOLOGY GOLDEN GATE	DPAD1500013801	10,000.00	-7,038.00	2,962.00
	RECOLOGY SUNSET SCAVENGER COMPANY	DPAD1400002601	4,187.76	-3,989.91	197.85
		DPAD1500013701	10,000.00	-9,019.48	980.52
		DPAD1500043501	5,900.00	-5,872.13	27.87
		DPAD1500053401	10,000.00	0.00	10,000.00
	REMOTE SATELLITE SYSTEMS INTL INC	DPAD1500010901	1,199.40	-673.25	526.15
	RICOH USA INC	DPAD1400049901	2,286.13	-2,268.10	18.03
		DPAD1500011901	7,315.80	-2,640.99	4,674.81
	RUBICON ENTERPRISES INC	DPAD1400013301	25,000.00	0.00	25,000.00
		DPAD1500019701	705,000.00	-370,179.98	334,820.02
	STAPLES ADVANTAGE	DPAD1500012701	1,500.00	-1,286.45	213.55
		DPAD1500049601	5,000.01	-1,220.63	3,779.38
	THE LIGATURE	DPAD1500029301	750.00	0.00	750.00
	TOOLWORKS INC	DPAD1500043301	150,000.00	-68,575.00	81,425.00
	TREASURE ISLAND HOMELESS DEV INITIATIVE	DPAD1500045901	100,000.00	-67,512.66	32,487.34
	TRI CALIFORNIA EVENTS INC	DPAD1500012201	12,500.00	-7,637.49	4,862.51
	TROPHY MASTERS	DPAD1500029401	500.00	0.00	500.00
	U S PURE WATER CORP	DPAD1500013401	500.00	-247.98	252.02
	WESTERN ROOFING SERVICE	DPAD1500013501	5,000.00	-1,754.25	3,245.75
	Y M C A OF SAN FRANCISCO	DPAD1500029501	358,747.00	-60,416.65	298,330.35
	TREASURE ISLAND MUSEUM ASSOCIATION	DPAD1400072101	2,105.96	-963.37	1,142.59
	LUCIEN G CANTON CEM LLC	DPAD1400078001	15,000.00	-15,000.00	0.00
	NEOFUNDS BY NEOPOST	DPAD1500017101	700.00	-166.38	533.62
	CALIFORNIA HIGHWAY PATROL	DPAD1500046801	682.00	-682.00	0.00
		DPAD1500054501	3,000.00	-597.54	2,402.46
	ETRAC INC	DPAD1500047501	5,875.00	-5,875.00	0.00
	HANSEL FORD INC	POAD1400011001	25,027.78	0.00	25,027.78
	SAN FRANCISCO COUNTY TRANSPORTATION AU	DPAD1500048001	100,000.00	0.00	100,000.00
	LANGUAGE LINE SERVICES INC	DPAD1500028901	500.00	0.00	500.00
	LASERLINK INTERNATIONAL INC	DPAD1500052701	1,592.12	-1,592.12	0.00
	NEOPOST NORTHWEST	DPAD1500046701	295.00	-295.00	0.00
	LANGAN TREADWELL ROLLO	DPAD1500043801	200,000.00	-54,431.76	145,568.24
	ARACELY RESTAURANT	DPAD1500054601	7,998.56	-4,202.10	3,796.46
	USA FLEET SOLUTIONS	DPAD1500056501	717.59	0.00	717.59
		DPAD1500056502	1,322.60	0.00	1,322.60
	COMPUTERLAND SILICON VALLEY	POAD1500006201	1,613.85	-1,613.85	0.00
70TIDA Total			**2,013,930.10**	**-738,816.64**	**1,275,113.46**

Source: Executive Information System (EIS)
70.10.001 Encumbrance report, all years

JOHN STEWART COMPANY

DEC 8 2014
RB KA File

MEMORANDUM

To: Mirian Saez, Director of Operations
Treasure Island Development Authority
City of San Francisco
410 Palm Avenue
Building 1, 2nd Floor
San Francisco, CA 94130

Date: April 4, 2014
RE: Base Rent Adjustment for the April 2014 to March 2015 period

Per the Sublease, Development, Marketing and Property Management Agreement between the Treasure Island Development Authority and the John Stewart Company, the Base Rent for the Sublease must be adjusted using a "CPI Adjustment" (Section 15.2). The agreement specifies that the adjustment will use the CPI for Urban and Wage Earners and Clerical Workers published most immediately preceding the Adjustment Date and compare this to the Index published most immediately preceding the prior Lease Year.

The CPI for the San Francisco-Oakland-San Jose area is attached (from the United State Department of Labor, Bureau of Labor Statistics).

Based on the underlying sublease agreement language, the underlying $500,000 base rent is inflated by CPI increase between 2013 and 2014. Base rent for the 2013-14 periods has been 620,191.00. The Base Rent for 2014-15 is therefore adjusted as follows:

Year over year adjustment from 2013 to 2014 is 245.148/240.262 = 1.02034 (see attached)

The new Base Rent adjustment for the upcoming period is:

(620,191.00) X (1.02034) = 632,806.00 (or 52733.67 monthly)

The adjusted Base Rent payments as prescribed under the sublease will thus be adjusted to $52,733.67 monthly for the April 2014 to March 2015 period.

Sincerely,

Jeffrey Kohler

Attachments

Cc: John Stewart, JSCo
Connie Le, JSCo
Lynny Lee, JSCo
Dan Stone, JSCo
Loren Sanborn, JSCo
Paula Schlunegger, JSCo
Jack Gardner, JSCo

Consumer Price Index - Urban Wage Earners and Clerical
Original Data Value

Series Id: CWURA422SA0
Not Seasonally Adjusted
Area: San Francisco-Oakland-San Jose, CA
Item: All items
Base Period: 1982-84=100
Years: 2004 to 2014

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2004		194.1		194.7		195.4		195.0		196.4		195.9	195.0	194.4	195.7
2005		197.3		199.3		197.5		199.5		202.6		199.3	199.1	197.9	200.3
2006		202.5		204.9		205.2		206.7		206.2		205.6	204.9	203.7	206.1
2007		208.803		211.189		211.422		211.620		213.133		214.204	211.370	209.986	212.754
2008		214.913		217.913		221.454		221.385		221.192		213.685	218.441	217.487	219.396
2009		216.797		218.587		220.996		221.279		221.708		220.121	219.645	218.182	221.109
2010		222.049		223.821		224.185		224.195		224.352		224.152	223.624	223.012	224.236
2011		226.638		231.600		230.605		231.445		232.371		231.109	230.337	229.074	231.600
2012		234.648		236.626		236.890		238.445		240.864		236.454	237.097	235.572	238.622
2013		240.262		241.764		243.052		242.903		243.711		242.602	242.125	241.141	243.109
2014		245.148													

THE JOHN STEWART COMPANY

DEC 24 2014
RB, KA, file

MEMORANDUM

To: Bob Beck, Treasure Island Director, Treasure Island Development Authority

cc: John Stewart, JSCo; Dan Stone, JSCo; Connie Le, JSCo; Sonya Rosenbach, JSCo; Loren Sanborn, JSCo; Jack Gardner, JSCo; Lynny Lee, JSCo

From: Jeffrey Kohler

Date: Dec22, 2014

Subject: **Percentage Rent for Treasure Island Housing Project Sublease for Nov 2014**

Enclosed is our payment of Percentage Rent in the amount of $208,572 for the Nov 2014 period, calculated per the sublease agreement. In addition, the amount disbursed has been reduced by $9,378, recouping 1/36th of prior year audit adjustments outlined in the 2010 Audit per the previous sublease agreement (with an additional $13.00 deduction in final repayment month). As of today we has recouped 29/36th of prior year audit adjustment and the balance will need to recoup is $65,659.00.

Calculation of Funds Available for Distribution

TIDA receives 95% revenues remaining after adjusting gross revenues by operating expenses, current accretion due and the repayment of ledger balances based on sublease specifications. Funds expended for replacement reserve eligible items are expensed in the period expenses are recognized. To the degree that these costs are reimbursed from the replacement reserve account, percentage rent will be adjusted in the period that the reserve draw is approved.

For the month of Nov 2014 , actual Total Revenues were about 2.68% above budgeted Total Revenues. Total expenses for Nov 2014 were approximately 12.69% above budgeted for the month. The result was that Funds Available for Nov 2014 Distribution were $229,421 or about 19.27% below budgeted amounts. This is the result of several major ongoing projects including moisture remediation. These over budgeted expenditures make up 94% of the variance in the amount eligible for % rent distribution.

Calculation of Percentage Rent
Based on operations, a total of $229,421 in adjusted Gross Revenues after costs of operations are available for distribution for the Nov 2014 period. These revenues are distributed as follows:

Nov 2014 Distributions	Nov 2014 Actual	Nov 2014 Budgeted
Available for Distribution	$229,421	$284,166
Percentage rent for TIDA	$217,950	$269,947
Repay Prior overpayment 29 (1/36TH total per period)	-$9,378	
Net Disbursed as percentage rent to TIDA	$208,572	$269,947
Percentage rent for JSCO	$11,471	$14,207

This percentage rent breakdown reflects the current year split by TIDA/JSCo. Beginning with new sublease executed at September 2014, TIDA receives 95% of revenues after expenses, while the John Stewart Company percentage is 5% of the amount.

Comparison to Budget 11/30/2014

	November-14				YEAR TO DATE (T.I.D.A version)			
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance
Total Revenue	931,332	907,048	24,284	2.68%	4,667,778	4,535,264	132,514	2.92%
Marketing Expenses	2,917	6,666	(3,749)	-56.24%	14,430	33,338	(18,908)	-56.72%
Administrative Expenses	79,591	86,431	(6,840)	-7.91%	458,412	432,193	26,219	6.07%
Utilities	142,277	153,000	(10,723)	-7.01%	715,749	765,000	(49,251)	-6.44%
Operating and Maintenance	293,752	204,627	89,125	43.55%	1,316,567	1,023,211	293,356	28.67%
Taxes and Insurance	46,117	39,598	6,519	16.46%	204,225	198,014	6,211	3.14%
Asset Mangement Fee	-	-	-	0.00%	-	-	-	0.00%
Base Rent	52,734	52,251	483	0.92%	263,668	261,256	2,412	0.92%
Reserves	-	11,560	(11,560)	-100.00%	-	57,800	(57,800)	-100.00%
Replacement (excl. anticipated draw)	84,523	68,749	15,774	22.94%	658,581	343,757	314,824	91.58%
Total Expenses	701,911	622,882	79,030	12.69%	3,631,633	3,114,569	517,064	16.60%
					-			
Available for Distribution	229,421	284,166	(54,745)	-19.27%	1,036,145	1,420,695	(384,550)	-27.07%
Available for Distribution	229,421	284,166	(54,745)	-19.27%	1,036,145	1,420,695	(384,550)	-27.07%
TIDA	217,950	269,947	(52,008)	-19.27%	984,338	1,349,735	(365,323)	-27.07%
JSCo	11,471	14,207	(2,737)	-19.27%	51,807	71,044	(19,228)	-27.06%

TIDA % Rent Payback	(9,378.00)	2010 Audit Disbursement Reduction
Net Disbursed as percentage rent to TIDA	208,572.00	

ESTIMATE OF REVENUES AND OPERATING EXP[illegible]S FROM OPERATIONS
Nov 2014 Operations for Treasure Island Project

% Rent Allocation	Allocation 1	Allocation 2	Average 2 months
Units ready for occupancy at Beginning of month	519	519	
Units Leased and Occupied during month			
Aggregate Units Leased and Occupied during month	425	424	425
Average Unit Rent			
	2014	2014	
	Oct	Nov	
REVENUE FROM OPERATIONS			
Total Gross Rent Potential	1,170,991	1,169,630	1,170,311
Total Vacancies	(241,561)	(240,797)	
Financial Income	168	154	
Credit Check Revenue			
Other Revenue	3,472	2,345	
Total Net Revenue	933,070	931,332	
EXPENSES FROM OPERATIONS			
6300 ADMINISTRATIVE EXPENSES			
6210 Advertising/Marketing	-	-	
6250 Credit Reports	14	28	
6310 Office Salaries	18,101	17,853	
6311 Office Supplies	3,133	4,689	
6320 Management Fee	27,587	27,484	
6326 Temporary Services			
6330 Manager/Supervisor	3,022	11,598	
6331 Staff Units	2,950	2,950	
6340 Legal Expenses	1,810	5,120	
6350 Audit Fee/Bookkeeping	-	-	
6360 Telephone	1,474	1,386	
6370 Collection Loss	(516)	-	
6390 Miscellaneous Administrative	101	792	
6385 Mileage/Travel	281	222	
6392 Seminars/Training	-	413	
6396 Computer Charges	933	3,580	
6398 Remediation Expense	1,400	6,393	
Subtotal: Administrative Expenses	60,289	82,508	
6450 Subtotal: Utilities	142,613	142,277	
6589 Navy CAM Charge	28,242	28,242	
6515 Janitorial Supplies	340	812	
6517 Contract Cleaning	1,060	1,230	
6519& Pest -Supp& Contract & Bed Bugs	2,955	10,680	
6521 Operation/Maintenance Rent Free Unit	1,905	1,905	
6525 Rubbish Removal	30,881	31,442	
6530 Security Contract	42,815	27,351	
6532 Security Supplies	-	4,932	
6533 Fire Alarm Expenses	1,291	-	
6537 Grounds Contract	39,097	39,097	
6539 YBI Maintenance Payroll			
6510 Maintenance Payroll	18,658	18,481	
6541 Repairs Material	29,887	57,240	

ESTIMATE OF REVENUES AND OPERATING EXI S FROM
OPERATIONS
Nov 2014 Operations for Treasure Island Project

% Rent Allocation	Allocation 1	Allocation 2	Average
Units ready for occupancy at Beginning of month	519	519	2 months
Units Leased and Occupied during month			
Aggregate Units Leased and Occupied during month	425	424	425
Average Unit Rent			
	2014	2014	
	Oct	Nov	
6542 Repairs Contract	4,290	(4,324)	
6543 Plumbing Maintenance	22,075	11,998	
6544 Electric Maintenance	5,008	7,820	
6545 Elevator Maintenance			
6546 Heating and Cooling	4,923	2,720	
6548 Payroll Environmental			
6553 Appliance Repairs	412	-	
6560&6561 Painting and Decorating Supply & Contracts	1,880	3,244	
6570 Vehicle Lease	1,925	16,248	
6590 Misc. Oper and Maintenance	3,855	5,000	
6573 Uniform/Laundry Service	-	238	
6574 Repairs contract Other	53,165	29,397	
6596 Fire Damage Costs			
7230 Interior Replacement (eligible for RR Draw)	85,402	60,760	
7220 Appliance Replacement (eligible for RR Draw)	18,673	-	
7240 Exterior Replacement (eligible for RR Draw)	21,255	23,763	
Subtotal: Operating and Maintenance	391,754	350,033	
6711 Payroll Taxes	3,725	4,344	
6790 Misc Licenses/Permits	-	-	
6720 Property Insurance (inc.Insurance Claims and YTD adj)	21,275	22,006	
6802 Insurance Claims Expense	-	-	
6841 Interest on secuirty deposit	-	-	
6721 Fidelity Bond	201	201	
6722 Workers Compensation	3,350	3,939	
6723 Emp Health and Life Insurance (excludes 401(k))	5,749	5,749	
6723-010 401(K) Matching Contriution estimate	610	610	
6710 Possessory Interest Tax	8,910	8,910	
7137 Asses Management Fee (5% GL 6574 reimb per TIDA)	-	-	
7140 Base Rent Payment	52,734	52,734	52,734
Subtotal: Taxes/Insurance	96,553	98,492	
6991 Recreation Salaries	-	359	
6992 Recreation Supplies	795	-	
Subtotal: Services	795	359	
TOTAL OPERATING EXPENSES	**720,246**	**701,911**	
Less Reserves	-	-	
Marketing Expenses			
TOTAL EXPENSES	720,246	701,911	
Total Expenses Net of Environmental	720,246	701,911	
TOTAL ENVIRONMENTAL EXPENSES	-	-	
Ending Balance	-	-	

ESTIMATE OF REVENUES AND OPERATING EXI S FROM
OPERATIONS
Nov 2014 Operations for Treasure Island Project

% Rent Allocation	Allocation 1	Allocation 2	Average 2 months
Units ready for occupancy at Beginning of month	519	519	
Units Leased and Occupied during month			
Aggregate Units Leased and Occupied during month	425	424	425
Average Unit Rent			
	2014	2014	
	Oct	Nov	
DISBURSEMENT OF REVENUES (Per Sublease Agreement)	Actual	Actual	
Total Gross Rent Potential	1,170,991	1,169,630	1,170,311
Total Net Revenue	933,070	931,332	932,201
Less Base Rent	(52,734)	(52,734)	(52,734)
Less Operating Expenses	(611,683)	(593,451)	
Less CAM Charge	(28,242)	(28,242)	
Less Replacement Reserve Funding	-	-	
Management Fee	(27,587)	(27,484)	(27,535)
Less Marketing Fee	-	-	
Addback int security deposits			
Total Operating Expenses	(720,246)	(701,911)	
Revenues Net of Operating Expenses	212,824	229,421	
Revenues Remaining for Distribution in Percentage Rent	212,824	229,421	
TIDA Share of Revenues (Percentage Rent)	(202,182)	(217,950)	(210,066)
JSCo Share of Revenues (Percentage Rent)	(10,642)	(11,471)	(11,057)
Total Percentage Rent Disbursed	(212,824)	(229,421)	
Ending Balance Gross Revenues	(0)	0	

CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS
BLDG. ONE, 2ND FLOOR, TREASURE ISLAND
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MIRIAN SAEZ
DIRECTOR OF ISLAND OPERATIONS

To: **Treasure Island Development Authority Board of Directors**

From: **Bob Beck, Treasure Island Director**

Date: **January 9, 2015**

Re: **Use Permit and Film Permit Waivers**

The following waivers were granted for the month of December 2014.

Fee Waivers:

- US Navy, Meetings, 12/9/14
- San Francisco Fire Department, Training, 12/9/14-12/11/14

Treasure Island Development Authority
Subleases and Permits Executed
Pursuant To Leasing Policy
As of January 9, 2015

Location / Facility	No.	Status (new / expired)	Company Name / Prospective Subtenant	Start Date	Leasehold Type	Sq. Ft.	Annual Rent
Building 264	914	New	Fisk Electric Company	12/1/14	Office/Storage	PA:11,915 PB:6,500	$176,578.80
Building 1 Ste. 107,109	916	New	David O'Neil	12/5/14	Office	680	$15,600.00
Building 264	917	New	David O'Neil	12/5/14	Storage	1,400	$15,600.00
Building 201	919	New	Bay Tires NW, Inc.	1/1/15	Office/Storage	7,250	$64,800.00
Building 1 Ste. 151	925	New	Amospro Enterprises	1/15/15	Office	755	$18,600.00
Great Lawn, FW	P-918	New	Twilio, Inc.	1/15/14	Event	N/A	$3,250.00
Portion of 180 Lot	P-921	New	Tawonga Jewish Community Corp.	6/4/15	Church Services	N/A	$12,000.00
Chapel	P-922	New	Rachelle Pierson.	12/21/14	Event	N/A	$4,500.00
Casa de la Vista	E-93	New	Sol Rouge, LLC	12/13/14	Event	N/A	$4,500.00
Casa de la Vista	E-94	New	WCCUSD	5/9/15	Event	N/A	$5,000.00
Casa de la Vista	E-95	New	Team Commercial Construction	12/4/15	Event	N/A	$5,000.00

December 2014 Treasure Island Crime Statistics
Provided by Officer Jennifer O'Keeffe #681
on behalf of Captain Roualdes, Southern Station

Occ. Date	Case #	Location	Incident Type	Comments
1-Dec-14	141-014-336	9th St/Avenue D	Vehicular Accident	Non injury, city vehicle involved.
1-Dec-14	141-015-099	Avenue B/Sturgeon St	Vehicular Accident	Vehicle struck a tree. Report taken.
1-Dec-14	141-015-851	1224 Bayside Dr	Suspicious Occurrence	Resident returned home in the evening. Thirty minutes later a somoan male tried to open the front door. When confronted the male fled the scene.
6-Dec-14	141-032-510	1133 Mason Ct	Malicious Mischief	Window of an abandoned apartment was shattered. No signs of any entry.
6-Dec-14	141-028-644	5th St/Avenue of the Palms	Vandlism to Vehicle	V left his vehicle parked between 5pm-5:45pm. When he returned, the back left fender wing mirror was broken. Nothing was missing from inside the vehicle.
6-Dec-14	__	Avenue M/California	Car Side Show	One driver cited.
7-Dec-14	141-033-897	1116 Hutchins Ct	Vandalism	V called 911 after returning home to find that her front door had been kicked in. S never made entry into the apartment.
7-Dec-14	141-034-544	1126 Reeves Ct	Vandlism to Vehicle	V reported that he parked his vehicle in a guest parking spot over night. The next morning he found a candy bar in his gas tank. V believes a neighbor did this because he parked in the visitor spot.
10-Dec-14	141-039-306	500 Avenue H	Dog Bite	V was walking when a dog approached him and began biting his leg. Owner of the dog was contacted and Animal Care and Control was notified.
10-Dec-14	141-039-390	150 4th St	Theft	V reported that the registration tabs on his vehicle were stolen while the vehicle was parked.
10-Dec-14	141-041-260	500 Avenue N	Lost Property	R reported that he lost his bag while accessing his storage unit. The bag contained his Iphone and prescription medication.
13-Dec-14	141-049-173	1 Ave of the Palms	Vandalism	V reported that while her vehicle was left parked for approximately 10 minutes. Unknown S shattered the rear window. Nothing was taken out of the vehicle.
14-Dec-14	141-051-429	1237 Northpoint Dr	Burglary	Security reported that the vacant apartments had been burglarized. Nothing was taken from the apartments but there was damge to the ceilings.
14-Dec-14	141-051-479	9th St/Avenue M	Auto Boost	V parked her vehicle for a few hours. When she returned the back window was shattered and several personal items had been taken out of her vehicle.
15-Dec-14	141-054-257	1124 Reeves Ct	Burglary	V returned home to find that the front door of her apartment, kicked in. V reported to police that her laptop had been taken in the burglary.

December 2014 Treasure Island Crime Statistics
Provided by Officer Jennifer O'Keeffe #681
on behalf of Captain Roualdes, Southern Station

16-Dec-14	141-057-988	Gateview/Mason Ct	Suspicious Occurrence	V reported that a male subject put his arms around her waist while she was waiting for the bus stop. Subject was also rang V doorbell several times in the last few months.
18-Dec-14	141-063-258	1314 Gateview Ave	Theft	V reported that jewerlry and cash had been taken from her bedroom. There was no signs of forced entry and she does not know who would have taken her things.
19-Dec-14	141-064-717	1397 Gateview Ct	Runaway	Parent guardian reported a runaway juvenile.
19-Dec-14	141-068-383	1 Treasure Island	Theft	V reported that while looking at the 'view' from treasure island, his wallet fell out of his pcket. When he picked the wallet up all the contents had been taken out of his wallet.
21-Dec-14	141-071-728	TI Marina	Fire	Boat Fire.
21-Dec-14	141-074-437	1310 Gateview Ave	Missing Juvenile	Parent guardian reported a runaway juvenile.
27-Dec-14	141-087-822	1409 Flounder Ct	Burglary	Hot prowl occurred at 2:10am. Subject entered through an unlocked door and stole two latptops.
27-Dec-14	141-088-375	1314 Gateview Ave	Stolen Vehicle	Vehicle stolen in a burglary.
27-Dec-14	141-088-814	1 Avenue of the Palms	Auto Boost	Vehicle boosted between 1pm-3pm. Cellphone taken.
27-Dec-14	141-089-135	1147 Ozbourn Ct	Burglary	Hot prowl occurred at 4:30am. Laptop taken. Possibly the same suspect from case #141-087-822.
27-Dec-14	141-091-895	1318 Gateview Ave	Trespassing	Subject entered a group home, which is always left unlocked. Subject did not take anything.
LEGEND: (V) = Victim (S) = Suspect (J) = Juvenile (R) = Reportee				

Treasure Island Nurse Clinic Cumulative Report 2014

Cumulative Service Numbers	July	August	Sept	Oct	Nov	Dec	Total
Nursing Clinic Services							
Total Patient Visits	16	44	11	27	14	25	137
Adult Patients	14	14	10	23	11	19	114
Pediatric Patients	2	2	1	4	3	6	23
Individual Patients Seen				107	116	118	118

	July	August	Sept	Oct	Nov	Dec	Total
Nursing Clinic Services							
Connection or Reconnection with Primary Care Provider (PCP)	3		2	1		1	7
Blood Pressure Check	7	13	6	4	6	5	41
Flu Shots				12	11	19	42
TDAP Immunization		2	1				3
DME		3					3
Mental Health	1			1			2
Cough	1	1	3	1	1		7
Sinus Congestion	8	2	3		1	3	17
Asthma	1	5	5	2		1	14
Blood Sugar Check		3	2	3	5	2	15
Muscular-skeletal Pain	6	4	3			1	13
Shortness of Breath (DOE)	1						1
Edema							0
Neurological Sx			1				1
Headache	1						1
Diarrhea	1						1
Dyspepsia		2					2
Rash		2		3			5
Dental Abscess							0
Ocular Pain / Vision Change							0
Urgent Need of Medication	5	3		2			10
TB Test		4					4
Constipation	3	1					4
Pregnancy Test	3	1					4
Sex Education	3	2		2			5
Abdominal Pain		1		1			2
Nose Bleed							0
Fever							0
Pruritis							0
Immunization	2	2					4
Wound Care	1		1	3	2		7
Abscess	1						1
Foot Fungus		3	1				4
Head trauma							0
Eczema	1	1					2
Head Lice		2					2
Scabies		24					24
Conjunctivitis	1						1
Total Patient Chief Complaints	50	81		35	26	32	166

Program/Services	July	August	Sept	Oct	Nov	Dec	Total
Groups and Outreach							
Adolescent Health Group							0
Community Event Screening		2				1	3
Tdap Outreach Campaign		2					2
Flu Shot Campaign				2	2	1	5
Adult Health Group		1					1
Health and Wellness Events		2				1	2
Health Information Distributed	5	3	2	2	2	1	15
TOTAL		10	2	4	4		16

Requested Service Not Provided on Site							
HIV / STD Testing	3	2		2	2		11
Mental Health	2	3		2	3	3	11

Patients' Primary Care Clinics	July	August	Sept	Oct	Nov	Dec	Total
SFGH	1	4		2			5
Tom Waddell	1	2	2	1	2	1	9
Saint Mary's							0
CPMC	2			1			3
UCSF		1			1	2	4
HR 360/ Haight Ashbury	1	19		1			21
Kaiser		4	3	7	2	1	17
Patients without Primary Care	6	3	3	3	2		17
Native American H C		1		1			2
Private	1	6	1	2	6		16
Saint Luke's			1				1
Saint Anthony's	1					1	2
China Town HC				1	1		0
Curry Senior Center							0
Southeast HC	1						1
Northeast	1					1	2
Saint Francis		1					1
SOM HC		1			1	1	3

TI01 - TI Case Summary

Open

CASE ID	OPEN DT	CLOSED DT	CATEGORY	TYPE	LOCATION	OTHER DESCRIPTION	AGENCY
3084128	11/20/2013 8:56:59 AM		Street Defects	Pavement_Defect	Intersection of TREASURE ISLAND RD and		DPW BSSR
3612259	5/5/2014 6:22:43 AM		Tree Maintenance	Trees - Damaged_Tree	Intersection of NIMITZ LN and	2 very dead and large broken tree limbs,,,waiting to fall on below roadway and probably damage cars and/ kill someone. Also 2 blown down Gum trees that probably also should be ,,,obvious	DPW BUF
3774378	6/26/2014 9:05:44 AM		Graffiti Private Property	Not_Offensive Graffiti on Private Property	Intersection of 5TH TI ST and AVENUE H	330 05th TI St -- Graffiti - Private	DPW BSES BUF Graffiti
3864749	7/28/2014 1:43:33 AM		Streetlights	Streetlight - Light Burnt Out	Intersection of I-80 E OFF RAMP and I-80 W ON RAMP	Pole R30	PUC Power
3871829	7/29/2014 11:57:24 PM		Streetlights	Streetlight - Light Flickering On Off	1201 BAYSIDE DR, SAN FRANCISCO, CA, 94130	Replaced 400 watt hps	PUC Power
4184519	11/6/2014 6:50:25 PM		Street and Sidewalk Cleaning	Street_Cleaning	Intersection of 4TH TI ST and AVENUE H	Fourth and Stevenson --- Lite sweep Fourth and Stevenson	DPW BSES BUF Graffiti
4239239	11/24/2014 12:35:02 PM		Street Defects	Pavement_Defect	Intersection of 13TH TI ST and AVENUE E		DPW BSSR
4285097	12/9/2014 10:05:01 AM		Street Defects	Pavement_Defect	Intersection of HILLCREST RD and TREASURE ISLAND RD	Hillcrest Rd -- For Front End Loader (FEL): What?.To clean the debris off the road, Debris is causing traffic hazard. dump the debris on the Treasure Islands, Chris	DPW BSSR
4293046	12/11/2014 10:04:40 AM		Sewer Issues	Flooding	Intersection of OZBOURN CT and	Catch basin behind 1141-F and another behind 1133H mason. Riser pump at 1133 mason working. These two catch basins not draining	PUC Sewer
4333996	12/25/2014 4:14:57 PM		Rec and Park Requests	Park - Park_Patrol	750 FOLSOM ST, SAN FRANCISCO, CA, 94107	Yerba Buena gardens playground. Standing filthy water and trash in the fountain	TIDA
4356799	1/2/2015 8:37:35 PM		Streetlights	Streetlight - Light Burnt Out	Intersection of MASON CT and	IFO 1135G Mason.	PUC Streetlights

Closed

CASE ID	OPEN DT	CLOSED DT	CATEGORY	TYPE	LOCATION	OTHER DESCRIPTION	AGENCY
4174639	11/4/2014 8:01:11 AM	11/14/2014 5:53:35 PM	General Requests	puc - water - complaint	Intersection of HILLCREST RD and SOUTH GATE RD	8 Hillcrest Rd near South Gate Rd (Treasure Island) --- fire hydrant has low water pressure	PUC Water
4174652	11/4/2014 8:06:19 AM	11/4/2014 8:21:37 AM	General Requests	puc - water - request_for_service	Intersection of MACALLA RD and NORTH GATE RD	Macalla, behind the Nimitz Mansion on Whiting Rd --- A fire hydrant had been knocked over on Macalla, water is gushing. A truck with metal rebar hit the hydrant. If any questions, contact caller, he will try to get truck -	PUC Water
4239974	11/24/2014 2:49:12 PM	12/14/2014 12:54:50 PM	Street and Sidewalk Cleaning	Sidewalk_Cleaning	Intersection of 9TH TI ST and AVENUE F	749 9th St San Francisco, CA 94130 -	DPW BSES BUF
4275341	12/6/2014 6:31:33 AM	12/10/2014 3:06:58 PM	MUNI Feedback	MUNI - Services_Service_Delivery_Facilities	Intersection of GATEVIEW AVE and MASON CT	-- Loose garbage	Graffiti FIT - Muni Customer Service
4292840	12/11/2014 9:37:52 AM	12/12/2014 6:36:43 AM	Street Defects	Pavement_Defect	1215 BAYSIDE DR, SAN FRANCISCO, CA. 94130		DPW BSSR
4306653	12/15/2014 10:55:27 PM	12/16/2014 1:22:50 PM	Street and Sidewalk Cleaning	Overflowing_City_Receptacle_or_Dumpster	Intersection of AVENUE B and CHINOOK CT	City trash can overflowing. At the muni bus stop on Avenue B , intersection of Chinook	DPW BSES
4307024	12/16/2014 8:12:51 AM	12/19/2014 4:53:28 PM	MUNI Feedback	MUNI - Services_Service_Delivery_Facilities	Intersection of GATEVIEW AVE and MASON CT		FIT - Muni Customer Service

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To: Treasure Island Development Authority Board of Directors

From: Peter Summerville

Date: January 5, 2014

Re: Treasure Island Power Outages – December 2014

Cc: Robert Beck, Treasure Island Director

- On Thursday December 11th at approximately 12:00 PM Treasure Island experienced a power outage. SF Public Utilities Commission (PUC) issued an RSAN Alert, alerted TIDA staff and dispatched repair crews. Power to Treasure Island was restored at approximately 2:30 PM. Cause was identified by SFPUC as high winds which damaged distribution poles.

From: Democratic Leader
Sent: Tuesday, January 06, 2015 10:31 AM
Subject: PELOSI -- Announces Additional $25 Million in Funds for Hunters Point and Treasure Island Cleanup

January 6, 2015 Contact: Drew Hammill, 202-226-7616

Pelosi Announces Additional $25 Million in Funds for Hunters Point and Treasure Island Cleanup

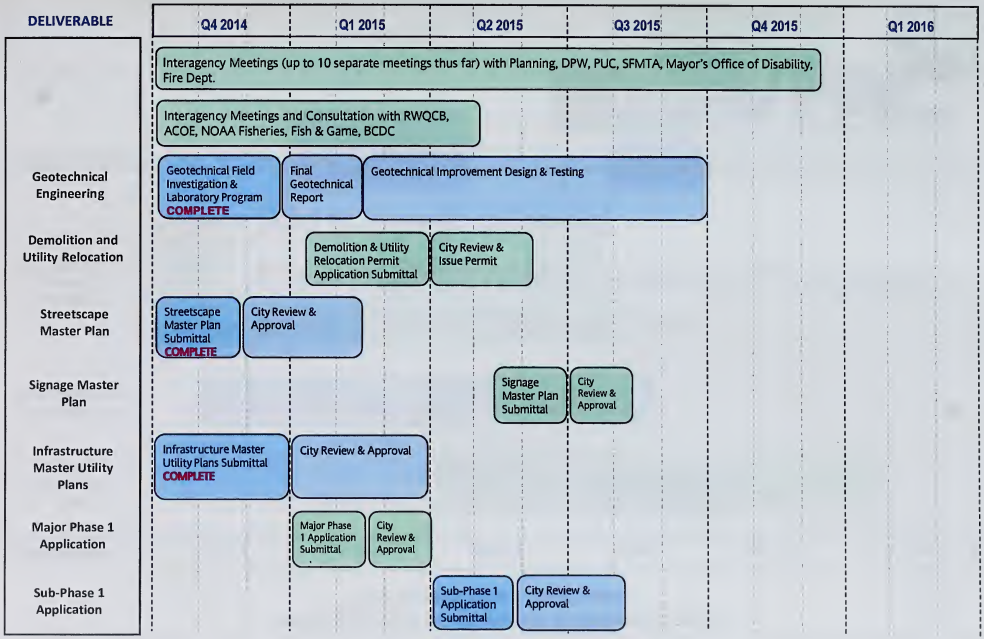
Washington, D.C. – Democratic Leader Nancy Pelosi issued the following statement today announcing an additional $25 million in Navy former installation cleanup funds for San Francisco – $15 million to the former Hunters Point Naval Shipyard and $10 million to Treasure Island Naval Station. The increased funding was part of a $45 million increase above the President's budget in the Navy Base Realignment and Closure (BRAC) account signed into law as part of the recent fiscal year (FY) 2015 Omnibus Appropriations funding measure.

"These additional funds are a cause for celebration for Southeast San Francisco and all concerned with the high cost of housing. Bayview residents have waited far too long for the cleanup of Hunters Point while experiencing vastly disproportionate rates of asthma and breast and cervical cancer.

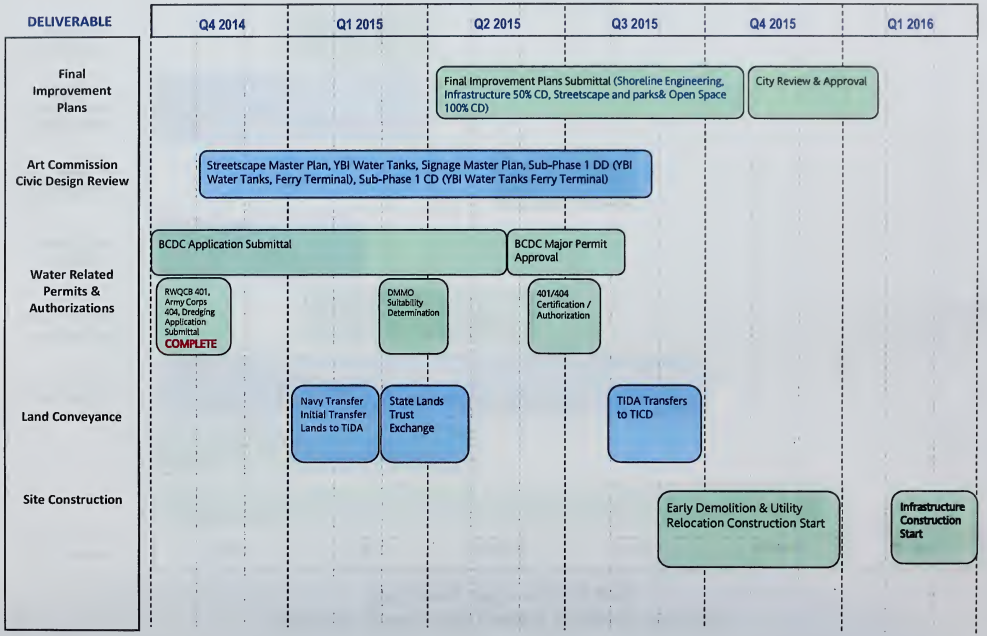
The faster we can remove the harmful substances left behind at Hunters Point and Treasure Island, the faster the Navy can transfer parcels of land to our city to produce new housing, including large numbers of affordable housing units. Vibrant new communities will combine housing, recreation, office and retail space to serve as engines of economic growth and jobs for local San Franciscans. I applaud Navy Secretary Ray Mabus for his commitment to doing right by San Francisco. Going forward, I will continue to fight alongside Senators Feinstein and Boxer to secure the necessary federal funds, and work hand-in-hand with Mayor Lee as we revitalize these neighborhoods and reinvigorate our city."

# # #

TREASURE ISLAND DEVELOPMENT PLANNING SCHEDULE
SEPTEMBER 2014 – MARCH 2016



TREASURE ISLAND DEVELOPMENT PLANNING SCHEDULE
SEPTEMBER 2014 – MARCH 2016



2015 Look Ahead
Environmental Cleanup Program
Naval Station Treasure Island

December 2014 RAB Meeting

Keith Forman, BRAC Environmental Coordinator
Dave Clark, Lead Remedial Project Manager

12/09/2014

2015 Key Goals

- Feasibility Study addendum for Site 12
- Proposed Plan for Site 12
- ROD for 2 sites (24, 32)
- Action Memorandum for arsenic/petroleum at Gateview
- Completion Reports for Sites 21, 27, and 31
- Free release letters for Buildings 3 and 233, Site 31, and SWDA Bigelow Ct
- Site 6 excavation work: approximately 6,500 cubic yards
- Site 12 Bayside, North Point, and Westside major excavations of the disposal areas

Site 6 – Former Fire Training School

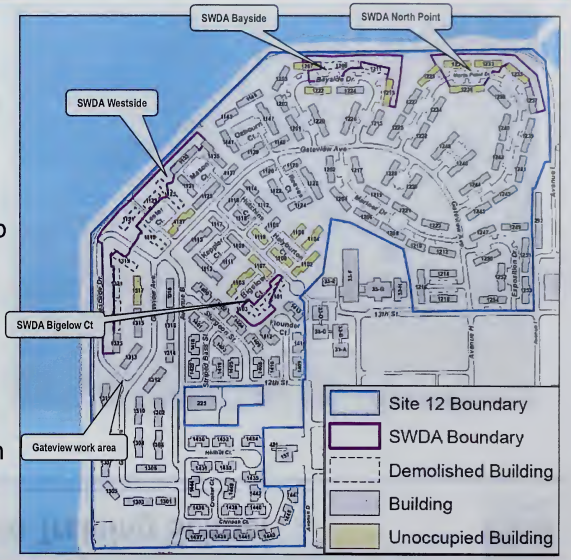
Site 6

- Will complete radiological scanning and plan for radiological free release in 2015
- Navy proposes removing soil with dioxins, furans, benzene, and manganese; test groundwater for VOCs, manganese, arsenic, and petroleum
- Field work plans will be prepared in early 2015, and field work will begin in October 2015

Site 12 – TI Housing Area

Site 12

- Feasibility Study Addendum in 2015 (using information from the data gaps investigation in 2014)
- Ongoing work in Solid Waste Disposal Areas includes additional demolition of buildings, digging up remainder of solid waste, and doing radiological screening and confirmation.
- Groundwater contamination in Gateview area (arsenic and weathered petroleum) action memo and work plans prepared in 2015, field work begins late 2015, ending July 2016



Site 24 – Dry Cleaning Facility

Site 24

- Proposed Plan will be issued in February 2015
- Record of Decision will be signed in September 2015
- Remedial Design will be drafted in late 2015 and finalized in early 2016

Site 30 – Daycare Center

Site 30

- Navy annually inspects foundation of daycare center
- In 2015, Navy will perform follow-up to state health and safety radiological survey conducted because of proximity to an historical recycling yard

Site 31 – Former Storage Yard

Site 31

- The Navy is currently seeking radiological free release of the site, final status survey to be issued in March 2015

Site 32 – Former Training and Storage Area

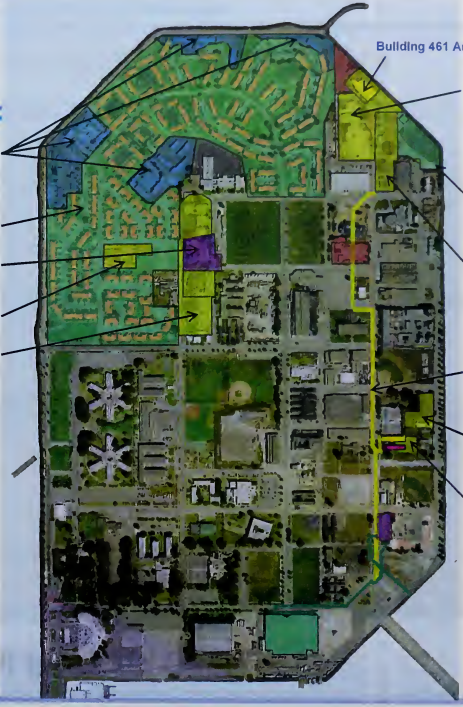
Site 32

- Radiological survey is complete and Navy will issue survey report in early 2015
- Record of Decision to be issued final and signed by the agencies by October 2015

2015 Radiological Program Goals

- Radiological Free Release and closure at 4 sites:
  - Site 31
  - Building 233
  - Solid Waste Disposal Area (SWDA) Bigelow Court
  - Building 3
- Complete radiological surveys at eight rad-impacted sites

Radiological Program



- Radiological Survey Complete, Free Release Achieved
- Completed Radiological Surveys, Reporting Pending
- Radiological Cleanup Complete, Site Closeout Pending
- Remediation Planned or In Progress (i.e. NTCRAs)
- Radiological Surveys In Progress or Planned for 2015
- Radiological Surveys Planned for 2020
- Interior Surveys Completed for Buildings Within Site 12

Community Outreach

- Continue implementing the Community Relations Plan, including:
  - RAB support
  - A community bus tour
  - Public meetings (Proposed Plan meetings for Sites 12 and 24)
  - Progress reports
  - Work notices
  - More Navy attendance at community meetings

Questions?

NAVFAC
Naval Facilities Engineering Command

2014 Look Back
Environmental Cleanup Program
Naval Station Treasure Island

December 2014 RAB Meeting
Keith Forman, BRAC Environmental Coordinator
Dave Clark, Lead Remedial Project Manager

12/09/2014

Presentation Overview

- Status of CERCLA Sites
- Radiological Program Overview
- Key Accomplishments 2014

Status of CERCLA Sites

- Thirteen sites have been closed (Site 33 closed in 2014)
- Eight open CERCLA sites on Treasure Island
  - 5 of 8 are Record of Decision or further (6, 21, 27, 30, 31)
  - 2 of 8 are Proposed Plan stage (24, 32)
  - 1 of 8 is Feasibility Study Stage (12)
- Three open CERCLA sites on Yerba Buena Island (8, 11, 29), all three are on Caltrans property

Open CERCLA Sites

- Record of Decision or later
- Proposed Plan
- Feasibility Study

2014 Accomplishments – Documents

- Site 12 Feasibility Study – March
- Final Historical Radiological Assessment – Supplemental Technical Memorandum – July
- Finalized the Community Relations Plan – August
- Site 33 Closed with final Remedial Action Completion Report – October
- Finding of Suitability to Transfer (FOST) for eight parcels on TI and the submerged property – October
- Site 24 Focused Feasibility Study Addendum – October
- Signed Site 6 Record of Decision – December
- First 5-Year Review – December (pending)
- Site 21 Remedial Action Completion Report – December (pending)

2014 Accomplishments – Field Work

- Site 6 Radiological Survey – Ongoing
- Site 12 Housing Demolition – 9 demolished, 4 planned in December
- Site 12 Radiological Scans
  - common areas, roadways, and backyards - February
  - interior residences – June- August
- Sites 31 restoration– September
- Site 33 restoration, site closure – September
- Groundwater monitoring – March, August
- Site 12 Data Gaps Investigation and Sampling – October
- SWDA Bigelow Court – October
- Site 27 under water survey - November

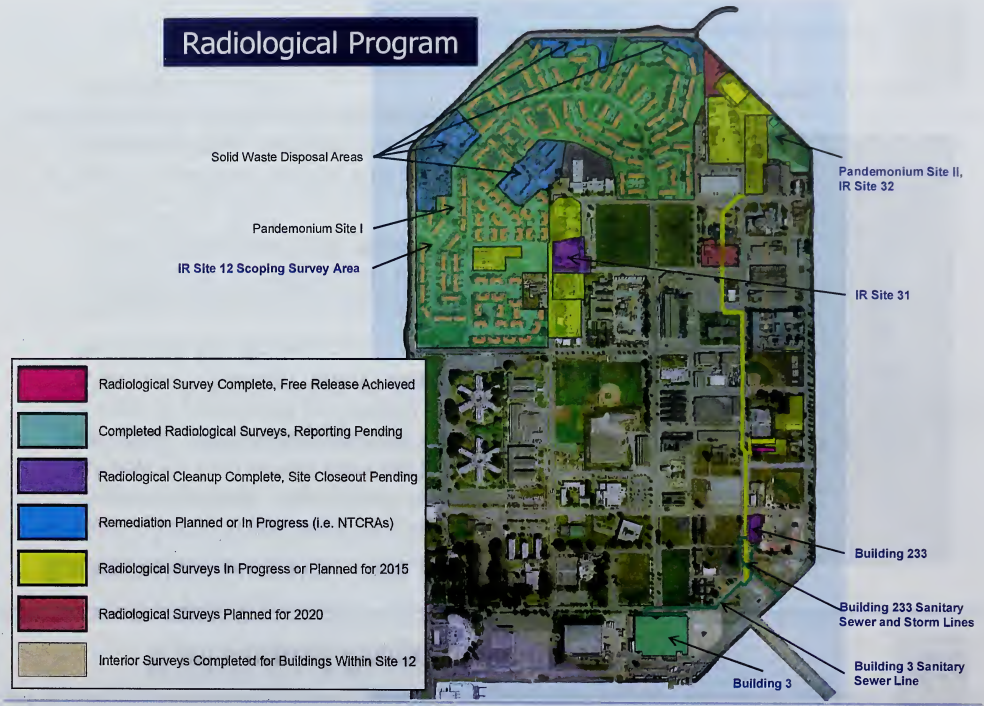
Radiological Program – Site 12

Radiological Surveys - Site 12

- Housing area scans were completed on August 19, 2014, after 50 full days of surveying. Two weeks after each scan was complete, the housing provider was given a copy of the results to forward to tenants. A survey completion report issued November 19, 2014
- Samples collected in in the 1400 series housing area for radiological soil concentration data; draft report issued November 5, 2014
- Gamma walkover survey and scanning conducted in all common areas and backyards; draft report will be issued December 12, 2014

Technicians scan the interior of a residence

Radiological Program



2014 Field Work Photos

Demolition of Building 1121, in Site 12

2014 Field Work Photos

Complete SWDA Bigelow Court radiological, lead, and PCB cleanup in October 2014

Land Surveyor verifies depth of excavation at Bigelow Court

Completed excavation, prior to backfill

2014 Field Work Photos

Site 27

- Cleanup objective is protecting diving ducks; no human health risk
- Dredged 8,766 cubic yards of sediments. Placed rock at the bottom of the excavation
- Underwater survey complete
- Marina controls to protect the remedy are being coordinated with TIDA

Transfer Update

- Completed four FOSTs between 2006 and October 2014
- The goal is for the Navy to tender the property to the City of San Francisco in December 2014

- Initial Transfer to City (Uplands)
- Initial Transfer to City (Submerged)
- Transferred to Government
- Not Available for Transfer

Questions?

DRAFT MEETING MINUTES
RESTORATION ADVISORY BOARD
FORMER NAVAL STATION TREASURE ISLAND
21 October 2014
Meeting Number 173

Community Restoration Advisory Board (RAB) Members in attendance:
Nathan Brennan, John Gee, Alice Pilram (Community RAB Co-Chair), Dale Smith

Department of the Navy and Regulatory Agency RAB Members in attendance:
Keith Forman, Navy RAB Co-Chair
Remedios (Medi) Sunga, Department of Toxic Substances Control (DTSC)
Myriam Zech, San Francisco Bay Regional Water Quality Control Board (Water Board)

Other Navy and Regulatory Staff and Consultant Representatives in attendance:
Dave Clark, Navy
Yashekia Evans, Tetra Tech, Inc.
Quinn Johnson, Tetra Tech, Inc.
Tony Konzen, Navy
Jessica O'Sullivan, Tetra Tech, Inc.
Lee H. Saunders, Navy
Ray Schul, Chicago Bridge & Iron (CB&I)
Tommie Jean Valmassy, Tetra Tech, Inc.

Public Guests in attendance:
Robert Beck, Treasure Island Development Authority (TIDA)
Margaret Billsborough
Carol Harvey
Becky Hogue, Resident, Treasure Island Community (TIC)
Elizabeth Kimbrel, Langan Treadwell Rollo
Andrea McHenry, Resident
Dan Stone, Villages

Welcome Remarks and Agenda Review
Keith Forman (Base Realignment and Closure [BRAC] Environmental Coordinator [BEC]) opened the October RAB meeting for Former Naval Station Treasure Island (NAVSTA TI) held at the Casa de la Vista (Building 271) on Treasure Island (TI). He asked that anyone who speaks during the meeting identify themselves and use a microphone so everyone can hear, and so the court recorder can get an accurate transcript. Mr. Forman noted the Navy is holding a bus tour for the community on November 8, 2014, and encouraged interested parties to sign up to attend.

Alice Pilram (RAB Community co-chair) reviewed the agenda (Attachment A). Mr. Forman noted the meeting will follow the same format, with public comment

and questions being timed for 2 minutes to allow everyone a chance to speak while keeping to the schedule.

Old Business – RAB Minutes Approval
The RAB provided comments on the August 2014, Meeting 172, meeting minutes. The minutes were approved as final, pending incorporation of comments.

Old Business – BRAC Cleanup Team Update
Medi Sunga (DTSC) said DTSC has been working with the California Department of Public Health (CDPH) to review radiological documents, including the Final Status Survey for Building 233. Ms. Sunga said she also reviewed the Finding of Suitability to Transfer (FOST) and the Site Management Plan (SMP). Myriam Zech (Water Board) said the Water Board is still reviewing the FOST. The Water Board has also been working with the Navy on the Screening-Level Ecological Risk Assessment (SLERA) for Site YF3, on Yerba Buena Island.

New Business – SWDA Bigelow Court Update
Mr. Forman introduced Tony Konzen (Navy) to provide the update on Solid Waste Disposal Area (SWDA) Bigelow Court (Attachment B). Mr. Konzen showed the SWDA Bigelow Court on a map. Based on previous investigations, the area of the SWDA was defined, and the project to remove the contaminated soil was recently completed. During excavation, soil was also radiologically scanned. All of the soil has been radiologically cleared, and can be disposed of based on chemical contamination; a report with the findings is being prepared. Mr. Konzen said the data is being reviewed, and after that is complete, the excavated areas will be backfilled, possibly within the next month. Concrete from the demolition of Buildings 1101, 1103, and 1105 has been radiologically cleared and will be recycled or disposed of off-site.

Andrea McHenry (resident) referred to the photograph on slide 11, and noted her residence is near the excavation. She asked why people are allowed to live on TI if there are chemical contaminants in the area. Mr. Konzen confirmed lead, polycyclic aromatic hydrocarbons (PAH) and polychlorinated biphenyls (PCB) are the contaminants of concern in the area. He said this project is only for the SWDA Bigelow Court. There are other investigations for the remainder of the Site 12 housing area, including a final remedial investigation report that details the extensive sampling that has been done and includes a human health risk assessment, and also a final feasibility study.

Carol Harvey (community member) asked why there has not been any work done on Bigelow Court prior to two years ago. Mr. Konzen explained that the

field work was conducted recently; however, prior to this large field effort, there were numerous investigations and documentation following the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process. Ms. Harvey said she saw workers at Bigelow Court remove their protective suits and put them in barrels, and asked where the barrels go. Mr. Konzen said personal protective equipment (PPE) is always disposed of after use. Raymond Schul (CB&I) said the PPE was disposed of as radiologically contaminated, but only as a conservative precaution. He said the landfill is Envirocare of Utah, Inc.

Ms. Smith asked if the units on Bigelow Court and Halyburton Court will be leased by TIDA after the cleanup is complete. Mr. Konzen said some of the buildings were demolished. The rest are currently unoccupied, and will remain unoccupied.

New Business – Other Project Updates
Mr. Forman and Dave Clark (Navy) provided an update on other projects at NAVSTA TI (Attachment C). Mr. Forman thanked all of the residents for their cooperation and participation during the interior residence scans conducted from June to August 2014. Mr. Forman said 794 separate scans were conducted, and many residents were present and asked good questions. As discussed at previous RAB meetings, there were three readings above project background, none of which required any immediate action to protect residents. Mr. Forman added that CDPH was present and provided oversight for all of the scans. A report detailing the findings is being prepared.

Mr. Forman said the Navy has completed work at former Building 233, and is requesting a recommendation for unrestricted radiological release (RURR) letter from the state. Mr. Forman said the radiological free release may be issued before the next RAB meeting in December.

Mr. Forman pointed out Site 6 on the map, located in the far northeastern portion of TI. Currently contractors are conducting a gamma walkover survey. The Record of Decision (ROD) will be issued on December 10. Field work is expected to begin in fall 2015, and will include excavation.

Mr. Forman said work in the other three SWDAs continues: they are SWDA Westside, SWDA North Point, and SWDA Bayside. Many buildings have been demolished. Additional buildings will be demolished the first week of December. Following building demolition, the concrete foundation will be radiologically scanned, then broken apart and removed. The contract for that work is still being finalized. Mr. Forman added that there will be more field work in the housing area in 2015. He added that the Navy will continue to reach out to residents to keep everyone informed about activities. The Navy's goal is

to gain radiological free release of the SWDAs. Mr. Forman said the Navy works closely with the housing providers. One of the items the Navy has been able to reuse is siding. It is removed from the buildings that will be demolished, and given to the housing providers to reuse if needed. Ms. Smith asked if other items will be reused. Mr. Forman said the Navy is trying to recycle as many materials as possible, and offer the housing providers items like double-paned windows and siding, as mentioned. The Navy is trying to increase the number of items recycled for future projects. Mr. Clark noted the concrete slab pieces, when cleared, are also often recycled.

Mr. Forman provided a recap of the Site 12 data gaps investigation sampling, which was completed today, October 21. A draft feasibility study addendum will be issued in late December. With this information, the Navy will be able to determine the next steps for cleanup at Site 12. Mr. Forman added that just because a site needs to be remediated does not mean it is not safe for current residents. In order to transfer property for reuse, certain cleanup levels must be met. Mr. Clark described the horizontal directional drilling, shown in photographs on slide 12. He said this is the first time horizontal directional drilling has been used at NAVSTA TI, and the sampling technique was successful. Mr. Forman said there were seven unoccupied units where the Navy was able to go inside and drill through the floor to collect samples.

Mr. Forman moved on to Site 31, noting the waterline replacement is complete, and the intersection has been restored so vehicles can drive through that way again. Mr. Forman noted TIDA also removed a large, dead tree from the area.

Nathan Brennan (RAB member) asked if the completion of the Building 233 project means all of the sewer lines from that building are also cleared. Mr. Clark said the pipes directly beneath the building have been addressed. However, there is a separate project to address the sanitary and sewer pipes extending from the building.

Mr. Brennan also noted that during a previous project, dioxins were found near Avenue M. This was found near Site 6, but not within the site, and Mr. Brennan asked if it will be addressed. Mr. Clark said the location Mr. Brennan indicated on a map is not part of a current cleanup site. He will look into the matter further and let Mr. Brennan know if any contamination in that area was addressed.

Margaret Billsborough (resident) said in 2000 she lived on Bayside Drive. She is concerned because her children used to play near areas that are now being demolished. She asked if it was safe for her family to live and play in that area in 2000. Mr. Forman said the safety level does not change because of the

investigations; the Navy has more information now and based on what they know, it is safe to live and work on TI. Ms. Billsborough asked, if the area was safe in 2000, why is the Navy doing all this cleanup work. Mr. Forman said in order to transfer the land, there are higher standards. The Navy must investigate the soil below the ground surface and remediate to those cleanup standards. Mr. Forman added that a scientific risk assessment assumes any level of contamination is at the surface and people will be directly exposed to it, even if that is not the case. It makes for a conservative cleanup. Mr. Forman said the overall cleanup process is difficult to explain, and he will continue to talk to Ms. Billsborough and other community members about it.

Ms. Billsborough said there is a street near the daycare center that she would often drive and it is no longer open. She asked when it will be reopened. Mr. Clark said the Navy is not planning to repave that area or reopen that road. Bob Beck (TIDA) said his office is working with the Department of Public Works to determine the cost to repave that road.

Becky Hogue (resident) asked about the siding the Navy gave to housing providers, and if it will be reused on occupied buildings. Mr. Beck said his understanding is that there are a few areas where the siding has water damage, and this will be used to replace that.

Ms. Hogue also asked about the seven vacant units were contractors drilled through the floor to gather data beneath the building; will those remain vacant. Mr. Beck said some of the units will be occupied again in the future, and others will remain permanently off-line. When the samples were collected, the contractors filled the hole in the slab back in. The ones that will remain unoccupied had previous fire damage, and that is why they will remain vacant.

Ms. Harvey asked about the tree that was removed near Site 31, and whether the roots have also been removed. Mr. Clark said it was not a Navy action, it was removed by a TIDA contractor, but his recollection is that the stump remains in place. Mr. Beck said after the Navy completed the restoration of the area, TIDA had a Department of Public Works crew remove weeds, dead trees, and generally clean up the area so it would look good for the community. Ms. Harvey said there were several healthy trees that appear to have been removed; Mr. Beck said he does not know about that, and will check with TIDA staff.

Ms. Harvey asked about the soil that was stockpiled on TI. She stated there was a previous action item to get back to another community member about the source of that soil. Mr. Clark said the soil was brought to TI in 2007 from the University of California Berkeley stadium project. He will provide the RAB with the data about that soil.

Ms. Smith said that in the Site 33 Remedial Action Completion Report (RACR), it was documented that there was an elevated radiological detection deemed to be background because the material looked like rock. She asked what the precise reading was for that elevated level. Mr. Clark said the material was granite. Appendix A in the report should discuss the actual levels and he will confirm that it is there.

Ms. Smith said she received the draft RACR for Site 21. She said the graphs for Site 21 do not appear to be showing the end of a remediation process where the levels are slowly tapering. Rather, the numbers appear to vary greatly and do not look like they are truly decreasing. Mr. Clark said there are areas where the levels are greater than allowable for commercial reuse. Therefore, land use controls are being put in place to be protective in that particular area. Ms. Smith said the Five Year Review has only two of the graphs, and all five of the graphs from the RACR should be included. Mr. Forman said that will be a helpful comment on the Five Year Review, which is currently out draft and comments are due November 7. Ms. Smith said she will submit comments.

New Business – Document Tracking Sheet and Field Schedule
Mr. Clark reviewed the Document Tracking Sheet (DTS) (Attachment D) and the Field Schedule (Attachment E). Mr. Clark noted Item #1 is the Site 6 ROD, which has been slightly delayed, and will be issued in December. Mr. Clark said item #10, the Radiological Housing Scan Report, provides the results and details of the residential scans conducted this summer; the draft will be issued in November. Mr. Clark said item #12, a Proposed Plan/Draft Remedial Action Plan for Site 24, is being prepared. The Navy will hold a public meeting about the document when it is final, in March 2015.

New Business - Co-Chair Announcements and Future Agenda Items
Ms. Pilram said the hour prior to the December meeting the RAB will hold an annual holiday potluck. She also announced that there is a community meeting at the Ship Shape Community Center tomorrow, October 22, 2014.

Mr. Forman said he will be at the community meeting tomorrow, and encouraged people to attend. Mr. Forman said he plans to attend these community meetings regularly to provide residents with another forum to ask questions.

Mr. Forman reminded attendees that the first bus tour for residents will be on Saturday, November 8, 2014, at 10:00 a.m.; space is limited, please RSVP. A flier with details on how to register was provided at the handout table.

Community Question and Answer Period

Ms. Billsborough said there used to be portable buildings near the Boys & Girls Club location. One portable was used for parent association meetings, but the parents had to do extensive work to clean it out, and there was a lot of dust. Ms. Billsborough asked if the dust contained asbestos, and if she should be concerned about asbestos or lead-based paint exposure from cleaning up the inside of the portable many years ago. Mr. Clark said any area that is leased is subject to a full inspection by the Navy before it is leased. That includes an asbestos and lead-based paint assessment. Before TIDA was allowed to use these, they were inspected. It is then up to TIDA to maintain safe conditions.

Ms. McHenry asked if the Perimeter Road path will ever be fully reopened. Mr. Clark said field work is scheduled to continue through 2016. If there is a way to reopen the complete path sooner, the Navy will do it. However, the plan now is to reopen it after 2016.

Ms. McHenry also asked about the timeline for making sure the island is seismically stable. Mr. Beck said there is a two-part program the developer will be doing to improve the geotechnical stability of soils. The first is to consolidate the fill material used to build the island. The second is to add a substantial amount of weight, with soil, to consolidate the bay mud. There are several different ways for how both of these things might be done. The work will begin in 2016 in the southwestern quadrant of TI. Mr. Beck said it will be a 10-year process, in total.

Ms. Harvey asked what will happen to residents while seismic stability is being worked on. Mr. Beck said some methods are louder and more disruptive than others, and the final process has not yet been determined.

Closing Remarks

Mr. Forman said the next RAB meeting will be Tuesday, December 9, 2014, one week earlier than normal. The meeting was adjourned at 8:52 p.m.

Action Items

#	Action Item	Due Date	Status
1.	Navy will provide the data that the soil stockpile is acceptable as clean backfill.	December 9, 2014	Provided electronically December 8, 2014
2.	Navy will look into the issue of dioxins previously detected near Site 6 and determine how they will be addressed.	December 9, 2014	Dave Clark will provide update at December 9, 2014 RAB meeting

21 October 2014 RAB Meeting Handouts [attached when minutes are finalized]

- Attachment A: NAVSTA TI RAB Meeting No. 173 Agenda
- Attachment B: Site 12 Bigelow Court Cleanup Update
- Attachment C: Progress on Sites at Naval Station Treasure Island
- Attachment D: Document Tracking Sheet
- Attachment E: Field Schedule

San Francisco Water
Operator of the Hetch Hetchy Regional Water System

WATER QUALITY DIVISION
1657 Rollins Road
Burlingame, CA 94010
T 650.652.3100
F 650.652.3142

December 15, 2014

Mr. Robert Brownwood, P.E.
San Francisco District Engineer
Division of Drinking Water
State Water Resources Control Board
850 Marina Bay Parkway, Bldg. P, 2nd Floor
Richmond, CA 94804

RE: Application for Permit to Operate Treasure Island Water System (No. 3810702)

Dear Mr. Brownwood:

Attached are a copy of duly signed permit application prepared by Treasure Island Development Authority (TIDA) for the operation of the Treasure Island Water System (TIWS) and a check in an amount of $155 as the permit application fee. The TIWS, which is a small community water system, is currently regulated by an existing drinking water permit No. 02-0-96P-3810702 issued to Navy Public Works Center, San Francisco Bay (the "US Navy"). As part of the Federal Base Closure and Realignment efforts, US Navy will transfer the land and utility infrastructure on the Treasure Island and Yerba Buena Island to the City and County of San Francisco, through the non-profit public benefit corporation TIDA. The first phase of transfer will take place on and about 12/29/2014. As the new owner of the existing water system, TIDA has to apply for a new drinking water permit in accord with §116525(a) of California Health and Safety Code to continue the operations of the water system.

To facilitate the permitting process in consideration of the upcoming transfer date, representatives from San Francisco Public Utilities Commission (SFPUC), TIDA and State Water Resources Control Board (SWRCB) have been working on the permit construct, engineering report, and assessment of technical, managerial, and financial aspects for the past three months. Due to the size of the TMF information and to allow the permit work to be proceeded expeditiously, the following documents were submitted electronically to SWRCB staff as of the date of this letter:

- Engineering Report
- Technical, Managerial, and Financial Assessment
- Updated Operations Plan for Treasure Island Water System
- Updated Emergency Response Plan

Since the permit application is for the existing TIWS and there are no projects, as defined in §10912 of the California Water Code, proposed as part of the permit application, the corresponding California Environmental Quality Act determination is not needed.

An updated bacteriological monitoring plan for the TIWS is being prepared and will be submitted to you electronically.

It should be noted that the SFPUC has been supporting the US Navy in the operations and maintenance of the TIWS since 1997, and will continue providing the same service to TIDA under a memorandum of understanding dated 9/26/2014.

Please contact Manouchehr Boozarpour at (650) 652-3109 for any questions.

Sincerely,

Andrew DeGraca, P.E.
Water Quality Division Director

cc: Molly Petrick – SFPUC
Katie Miller – CDD
Eddy So, WQD
Alan Wong, WQD
Records Management, WQD
Vlad Rakhamimov, SWRCB

Robert Beck, TIDA
Suite 241, One Avenue of the Palms
Treasure Island, CA 94130

STATE OF CALIFORNIA
APPLICATION
FOR
DOMESTIC WATER SUPPLY PERMIT

Applicant: Treasure Island Development Authority (TIDA)
(Enter the name of legal owner, person(s) or organization)

Address: One Avenue of Palms, Suite 241, San Francisco, CA 94130

System Name: Treasure Island Water System

System Number: 3810702

To: Robert Brownwood
San Francisco District
Division of Drinking Water
State Water Resources Control Board
2/F, Bldg. P, 850 Marina Bay Parkway
Richmond, CA 94804

Pursuant and subject to the requirements of the California Health and Safety Code, Division 104, Part 12, Chapter 4 (California Safe Drinking Water Act), Article 7, Section 116525, relating to domestic water supply permits, application is hereby made for a domestic water supply permit to operate the Treasure Island Water System, which is a community water system with less than 1,000 service connections. The system is currently owned by the U. S. Navy who will transfer the system to TIDA on or about 12/29/2014. The existing water system serves populations on both Treasure Island and Yerba Buena Island.

I (We) declare under penalty of perjury that the statements on this application and on the accompanying attachments are correct to my (our) knowledge and that I (we) are acting under authority and direction of the responsible legal entity under whose name this application is made.

Signed By: [signature]

Print Name: Robert Beck

Title: Treasure Island Director

Address: One Avenue of the Palms, Suite 241, Treasure Island CA 94130

Telephone: 415-274-0662

Dated: 12/9/14

Rev. 08/2007

Community Advisory Notice

Please be advised that San Francisco Public Works will commence construction activities associated with the planned relocation of San Francisco Fire Department Fire Station 48 to Avenue I and 10th Street beginning the week of January 12, 2015.

Beginning January 12, 2015 please access TI Gymnasium and the ShipShape via Avenue M. A site map can be found on the back of this Notice. Anticipated completion date for construction activity is the end of April, 2015.

Thank you in advance for your patience during this period. For more information, please contact the Treasure Island Development Authority at (415) 274-0660.

TREASURE ISLAND DEVELOPMENT AUTHORITY

Administration Building
One Avenue of the Palms
San Francisco, CA 94130

Phone: 415-274-0660
Fax: 415-274-0299
E-mail: TIDA@sfgov.org

Bob Beck, Treasure Island Director

AVENUE M
Avenue M
Parking lot entry
11TH STREET
10th St
9TH STREET
Construction Area 01/12/15 thru 04/30/15
FIRE STATION No. 48
AVENUE I

SAN FRANCISCO COUNTY TRANSPORTATION AUTHORITY
YERBA BUENA ISLAND WESTBOUND RAMPS PROJECT
TRAFFIC ADVISORY - MACALLA ROAD RESTRICTIONS
JANUARY 16 to 19, 2015

JANUARY 2015

What Work Will Be Done?
In order to facilitate construction of the new Yerba Buena Island Westbound on and off ramps, the Quarters 10 building will be relocated from its current location at Macalla and Northgate Roads to a new location above Clipper Cove. To facilitate this move, there will be traffic detours on Macalla Road starting January 16th at 6PM through January 19th at 5AM.

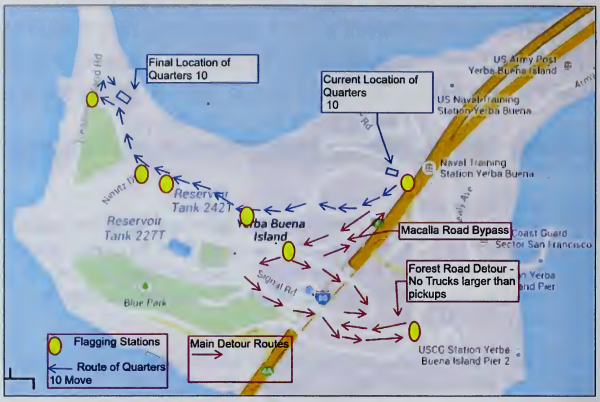
The route of the movement of the Quarters 10 building and applicable detour roads are illustrated on the attached map. Flaggers and signs will safely direct traffic to detour routes during movement of the building.

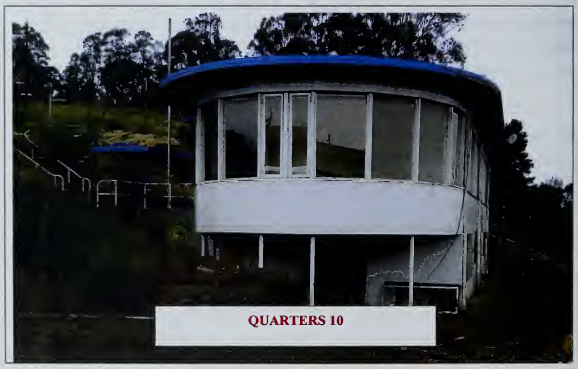
USCG and Residents above Yerba Buena Road will have access from Forest Road Detour to Macalla Bypass Detour Road. Residents of Nimitz Drive and Macalla Court will have access west on Macalla Road to Treasure Island Road, until the movement of the Quarters 10 building is west of Macalla Court and Nimitz Drive. At that point, traffic will be directed east to the Forest Road detour via Macalla Road.

Because of the steepness of Forest Road, no trucks larger than pickups will be allowed on the Forest Road detour.

What Can You Expect?
You may experience some delays during the movement of the Quarters 10 building. Movement of the building will likely occur at speeds of 1 mile/hour or less and will be performed in a continuous operation. Please drive with caution near the work area and remember to leave a safe distance between your vehicle and the vehicle ahead of you. The San Francisco County Transportation Authority appreciates your patience as we work to improve the mobility and safety of Yerba Buena Island.

For More Information
For further information you may e-mail any questions/inquiries to
scottmi@pbworld.com


Final Location of Quarters 10
Current Location of Quarters 10
US Army Post Yerba Buena Island
US Naval Training Station Yerba Buena
Naval Training Station Yerba Buena
Reservoir Tank 2421
Reservoir Tank 227T
Yerba Buena Island
Macalla Road Bypass
Coast Guard Sector San Francisco
Forest Road Detour - No Trucks larger than pickups
Blue Park
USCG Station Yerba Buena Island Pier 2
Flagging Stations
Route of Quarters 10 Move
Main Detour Routes


QUARTERS 10

ENGEO
Expect Excellence

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

Yerba Buena Island

TI Development Project - Major Phase 1 Field Investigation

BACKGROUND

The City and County of San Francisco in partnership with TICD will redevelopment Treasure Island and Yerba Buena Island. ENGEO Incorporated has contracted with TICD to conduct a geotechnical field investigation within the first Major Phase 1 project area. Previous geotechnical exploration has already been completed and additional exploration will be used to provide additional data. See figure in the back for additional exploration locations.

GENERAL INFORMATION

The subsurface exploration includes additional boreholes and soil sample collection on Yerba Buena Island. The purpose of the geotechnical field investigation is to characterize the subsurface soil stratigraphy on Yerba Buena Island within Major Phase 1 of the Treasure Island Development project. Field sampling activities are expected to begin on December 22, 2014 and are expected to end on December 30, 2014. Most activities will occur between 7:00 a.m. and 5:30 p.m. We don't anticipate conducting drilling work on weekends or at night.

Drilling will include:

1. Auger drilling (8" diameter holes)
2. All boreholes will be grouted and all test pits will be backfilled
3. Roadway borings will include traffic control

Google earth

feet 1000

meters 400

Navy Progress Report, Treasure Island

Volume 1, December 2014

Introduction

The Navy is responsible for environmental investigation and cleanup at former Naval Station Treasure Island (see map on page 4). This progress report provides an update on recent and ongoing work. It also lists upcoming community events and how to stay informed.

Site 12 Housing Area Update

I. Residential Scanning Completed

In June the Navy began conducting interior scans of all the ground floor residences on Treasure Island (TI). The purpose was to collect radiological data underneath the concrete foundations. Six separate survey teams conducted the surveys, in close coordination with the California Department of Public Health, and with housing providers. Scanning was completed on August 19, 2014, after 50 full days of surveying. Two weeks after each scan was complete, the housing provider was given a copy of the results to forward to tenants. A survey completion report will be prepared and available in late 2014.

Technicians scan the interior of a residence

Demolition of Building 1209

II. Housing Area Building Demolition

There are four areas within Site 12 that were historically used by the Navy for solid waste disposal. Because it is believed that contaminants may be present beneath buildings in some of these disposal areas, all of which are unoccupied, the Navy is in the process of demolishing several buildings in order to investigate and excavate beneath the building slabs. Four more buildings will be demolished in December 2014, for a total of nine buildings . The Navy will begin to excavate soil in the area of the demolished buildings in early 2015. The contaminants of concern here are chemicals from burned items, radiological objects and coolant fluids, as well as lead. During the exca-

vation, the soil will be scanned for radiological isotopes. In order to radiologically scan the excavated soil, it is spread out on a large pad. This area is protected and off-limits to the public. Documents summarizing the demolition work and scanning will be issued draft in early 2015.

Demolition of Building 1125

III. Gathering More Data in the Housing Area

The Navy recently completed additional sampling in the Housing Area as part of a data gaps investigation. The purpose of the data collection is to supplement the data that already exists to better define areas that need cleanup. This will help with planning and budgeting, and will determine how future work will be completed. The Navy used a special kind of drill (horizontal directional drilling) to gather soil beneath buildings, as well as smaller hand drills near buildings. The soil is being tested for various chemicals of concern; this is separate from any radiological evaluations. The investigation is complete, and the information gathered will be presented in a Feasibility Study addendum, due out in January 2015. Preliminary results indicate that the Navy now has the data needed to propose specific areas for future soil removal.

Contractors collect soil samples to gather more data in the Housing Area.

Site 31 Work Complete

The Navy recently completed site investigations and restoration at Site 31, the asphalt playground. It was formerly used as a storage yard for Navy equipment. Because trash may have been dumped here and electrical equipment may have leaked, the Navy investigated and went through the documentation process to finalize a remedy. The site was excavated and backfilled with clean soil. Gravel has been put on top of the soil to complete site restoration; the area will not be repaved. A water line had to be replaced as well at the intersection of 11th Street and Avenue E. That was completed in June 2014 and the intersection has been repaved. A Final Status Survey detailing radiological scanning results and a Remedial Action Completion Report detailing the excavation and restoration will be issued in January 2015.

Technicians conduct horizontal drilling to gather more data in the Housing Area

Site 6 Scanning Begins

Site 6 is located in the northeast portion of TI, next to the Housing Area. The Navy used this area for firefighter training; in recent years, it has been used to store soil stockpiles from the disposal areas at Site 12. Currently, the Navy is conducting radiological scanning at Site 6 and preparing the Record of Decision document that selected the cleanup method. The cleanup includes removing approximately 54,000 tons of soil containing dioxins and metals. The Record of Decision will be issued in January 2015. Excavation fieldwork is expected to begin in Fall 2015.

Site 6 is Currently Being Radiologically Scanned

Contacts

For more information about the Treasure Island cleanup:

Navy

Keith Forman
BRAC Environmental Coordinator
Email: keith.s.forman@navy.mil
Local Phone: (415) 308-1458

Department of Toxic Substances Control (DTSC)

Medi Sunga
Project Manager
Email: remedios.sunga@dtsc.ca.gov
Phone: (510) 540-3840

E-Mail List

To be added to the Navy's email list, please send your name and email to: TommieJean.Valmassy@tetratech.com

Learn About the Cleanup

Attend a Meeting

Next Restoration Advisory Board (RAB) Meeting will be held at:
Casa de la Vista on Treasure Island
Tuesday, December 9, 7:00 p.m.

View the Navy' and DTSCs Websites:

www.bracpmo.navy.mil
www.envirostor.dtsc.ca.gov
(Enter San Francisco as the city and scroll down to Naval Station Treasure Island)

Visit the Information Repositories

Navy BRAC office
1 Avenue of the Palms, Room 161
Treasure Island
San Francisco, CA 94130
(415) 743-4729, Call for hours

Map of the Navy's CERCLA Cleanup Sites at former Naval Station Treasure Island

April 5, 2013

Staying in *charge* during a power outage

This document was created by **Treasure Island Community Watch** and has been reviewed by TIDA, SFPD, and SF SAFE.

Treasure and Yerba Buena Islands have a very old electrical infrastructure which periodically goes down. A new, state of the art system will be built during the development of the project, but in the meantime we provide the tips below for riding out the islands occasional power outages.

This brochure is provided with the following in mind:

- Most power outages on the Island are resolved within four hours.
- This flyer is only an introduction to help you be better prepared for a short power outage. For more information, visit.

http://www.redcross.org/prepare/disaster/power-outage

Prepare Yourself Before a Power Outage Occurs

- Keep flashlights and fresh batteries (or shake powered flashlights) in a special container just for power outages. Let everyone in your household know where this is.
- Obtain power failure flashlights with emergency backup light. These are devices which plug into a wall socket and will automatically turn on when the power goes off. In between uses, they will charge, and can be used as nightlights.
- Create, and keep a copy, an emergency communication list for your household. All members of the household should carry this with them.
- Create a plan to check in on neighbors and those needing assistance in your neighborhood to be sure they are ok.
- Install a rechargeable "Uninterruptible Power Supply "(UPS) for your computer. It's a device that you use like a surge protector, except that it builds a charge that will allow you to run your computer (and modem box) for around 20 minutes when the power goes off. This will allow you to safely shut down your computer, and maybe get a few emails out before the power runs out.
- Have drinkable water on hand.
- Sign up with **AlertSF.org** to receive text messages about outages and more on Treasure Island/YBI
- Create or obtain games kids can do to keep them calm and entertained.
- Limit flushing toilets during outages whenever possible. Wastewater pump stations function at less than full capacity during power outages.

When a Power Outage Occurs

- Report any downed power lines by calling **911**.
- Report the power outage to **311**. Be sure to mention you are on Treasure or Yerba Buena Island and that the San Francisco Public Utilities Commission (or "PUC") responds to TI/YBI outages, not PG&E. Always ask for a reference number.

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- Check to be sure everyone in your home is accounted for – if children are outside playing at the time of an outage call them back. Check to make sure your pets are accounted for as well.
- Turn off all electrical devices in the household – this will lower the risk of damage to your property once power is restored.
- Check on neighbors and those needing assistance in your neighborhood to be sure they are ok. Call **911** in case of an emergency.
- Gas powered generators create health and safety risks. Do not use them, especially inside the home.

During the Power Outage

- Do not touch any downed power lines.
- It's easier to get aggravated during hot weather so try and keep you and your family cool. To help cool things off: try placing bowls of water in the windows, consider dampening the curtains, open windows and doors in the morning and evening while keeping them closed during the day.
- Don't go outdoors alone at night – or allow your children or pets outside without supervision and light!
    - Some neighbors do like to get together outside to talk and let the kids play. This can be a great way to meet your neighbors, but keep aware of any possible dangerous conditions and use proper precautions.
- Avoid the use of candles as these are a fire hazard.
- Call **311** or check your **AlertSF.org** notifications for updates on repairs and restoration of service.
- Drive even more carefully around the Island at night, especially in the residential neighborhood.
- Keep refrigerator doors closed – if you let out the cold air items are more likely to go bad. (The following is from the Food and Water in an Emergency flyer from the American Red Cross.
    - **First**, use perishable food and foods from the refrigerator
    - **Then**, use the foods from the freezer. To minimize the number of times you open the freezer door, post a list of freezer contents on it. In a well-filled, well-insulated freezer, foods a will usually still have ice crystals in their centers (meaning foods are safe to eat) for at least three days...
    - **Finally**, begin to use non-perishable foods and staples.

When Power Returns:

- Do not touch downed power lines. Report them to **311** immediately. Keep family and pets clear of them.
- Check refrigerator for spoiled food and throw them out.
- Slowly power up electronics

Help make Treasure Island/Yerba Buena Island safer for all of us. Join **Treasure Island Community Watch**. We meet the first Wednesday of each month, 6:30 pm at the ShipShape.

Email TreasureIslandCommuntyWatch@outlook.com to confirm meeting prior to the first Wed. of the month

Treasure Island
Community Watch & Safety

January 2015 Edition
Covering the month of December
Please email any questions or comments to **TICW@outlook.com**

December Crime Report

Accessibility of Crime Stats - We are still unable to access calls for service information from Crimemapping.com, but have found out that the City is changing the way info is being provided to outside companies and the problem should be resolved soon. Spotcrime.com, the company that first provided Treasure Island with its own crime map years ago is experiencing the same problem and has been very helpful (along with SFPD) in providing info on the problem.

Burglaries – while we don't have the calls for service information, we were able to confirm four burglaries on the island during the month of December. Compare to the five burglaries reported in November.

Entry was gained via broken back window, kicked-in front door, and other means.

Two burglaries involved incidents where the perpetrator entered the units while occupied (hot prowl - a sub-type of burglary in which the offender enters a building or residence while occupants are inside the location - Wikipedia).

An arrest was made in connection to the burglaries but no details are available at this time. There may be more than one person or groups of people involved so stay cautious.

There have been two other non-burglary instances where individuals tried to gain access to a unit but left when confronted.

Police recommend to keep your windows and doors locked, report crimes in progress to 911 and suspicious behavior to 553-0123 (non-emergency number). You can remain anonymous by hitting *67 before dialing non-emergency number and by not providing your name, phone number or address.

Notifications – TICW (Treasure Island Community Watch) posted alerts to NextDoor.com and to our email list. If you would like to be on the list write to TICW@Outlook.com or join Nextdoor.com

Misc. – the number of auto boost incidents were down for December, though we did have several vehicular accidents. Also, a driver was cited for participating in a car side show on Ave. M and California .A boat fire was reported in the TI Marina.

NEW!

Do 1 Thing

Do1thing.com is a website that helps you increase your preparedness one step at a time over a years period.

From the site:

> "Being prepared for disasters and emergencies can seem like a big job. Many people don't know where to start, so they never start at all. With Do 1 Thing you can take small steps that make a big difference in an emergency.
>
> Do 1 Thing is a 12-month program that makes it easy for you to prepare yourself, your family, and your community for emergencies or disasters."

Each month we will publish the monthly goal here and provide you with local links when appropriate. We also recommend that you check out Do1thing.com site as it has lots of good info.

January Preparedness Goal: Make A Plan

Disasters change things. When an emergency happens you may have to decide what to do very quickly, while you are worrying about what might happen. By planning ahead, it will be easier to make the right decisions when the worst happens. Create your plan today by accessing the info below

Local Resource: http://www.sf72.org/plan

Definitions

Taken from the Uniform Crime Reporting Program and Wikipedia - http://en.wikipedia.org/wiki/California_criminal_la

Aggravated Assault/ADW: Violent assault/Assault with a Deadly Weapon

Auto Boost/Strap: Car break-in

Calls for Service: Calls for a police presence (both 911 and non-emergency)

Crime: In California, there are three different types of crimes and public offenses: (1) Infractions, (2) Misdemeanors, and (3) Felonies.

Felony: A felony is a more serious crime that can be punished by death or imprisonment in a state prison.

Fraud: Deception deliberately practiced in order to secure unfair or unlawful gain

Grand Theft: Unlawful taking and carrying away of the property of another valued at over $950

Infractions: An infraction is a public offense, but not a crime, and is not punishable by imprisonment. Any person convicted of an infraction may only be punished by a fine, removal and/or disqualification from public office.

Larceny: The unlawful taking, carrying, leading, or riding away of property from the possession or constructive possession of another. *(ex: bike thefts, shoplifting, etc.)*

Misdemeanor: Except where the law specifies a different punishment, a misdemeanor is punishable by imprisonment in a county jail not exceeding six months and/or a fine not exceeding one thousand dollars.

Part One Crimes: Felonies *(criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, motor vehicle theft, arson)*

Part Two Crimes: Misdemeanors. other assaults (simple), forgery, counterfeiting, fraud, embezzlement, stolen property (buying, receiving, possessing), prostitution vandalism, weapons (carrying, possessing, etc) prostitution & commercial vice, sex offensives (except forcible rape, prostitution, and commercialized vice), drug abuse violations, gambling, offenses against the family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, runaways (persons under age 18),etc.

Petty Theft: Unlawful taking and carrying away of the property of another valued less than $950.

Robbery: Taking or attempting to take something of value by force, threat of force or through fear.

Strong Arm Robbery: Using force or threat of force to commit a robbery

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TREASURE ISLAND
COMMUNITY WATCH

Meets the first Wednesday of each month.
6:30pm - 7:45pm
The Shipshape @ 850 Avenue I (at 11th St. - Treasure Island)
TreasureIslandCommunityWatch@Outlook.com

Learn about community concerns. Meet new friends. Help us make a difference.

TO REPORT A CRIME ON TREASURE ISLAND
ALWAYS CALL THE POLICE FIRST.

For EMERGENCIES or crimes in progress	For NON-EMERGENCIES, or suspicious activity, dial:
DIAL 9-1-1	**415-553-0123**

850 Bryant Street San Francisco, CA. 94103 (415) 553-1373

Captain Bill Roualdes
December 22, 2014

Captain's Message

I hope everyone is surviving the balmy weather we have been having lately. With the bad weather comes bad driving and accidents. We need to remember to slow down when the roads are wet and to pay special attention to pedestrians and bicyclists. With the increase of bike lanes in the Southern District, there are more people using bikes as a mode of transportation. Remember to share the road.

With Christmas just a few days away, Southern Stations Safe Shopper is in full swing. You should be seeing additional Patrol Officers on Market and Mission Streets on foot, bike and in cars.

Southern Station participated with the SFBrady Campaign and United Playaz this past Saturday for a Gun Buy Back Program. We collected 102 weapons that are now safely off the streets. Congratulations to all who turned in your firearms and rifles. Thank you for helping make our streets safer and keeping families safe.

As I have mentioned in previous newsletters, every ten years the Police Department is required to review the police district's boundaries in San Francisco and determine whether or not changes should be made to the district boundaries. One factor that is reviewed is San Francisco's anticipated population growth throughout the city and the imbalanced SFPD workload between districts.

This review had to be done sooner because of the upcoming completion of the new Public Safety Building (currently located in the Bayview district), which will also be the new home to Southern Station.

The District Boundary Committee presented to the Steering Committee (Chief Suhr and others) four proposed maps for redistricting within the city. The Chief reviewed the maps, made some adjustments and presented a map to the Police Commission for a proposed boundary change.

On February 25, 2015, Southern Station will host (Location TBD) a Police Commission Meeting where input on the change can be addressed with the Police Commission, Chief and community.

The boundary change proposal has Southern Station's northerly boundary stop at Mission Street and make Southern responsible for both sides of Mission Street from the Embarcadero to Van Ness Ave. Southern would pick up Market Street at South Van Ness Ave. to Duboce St. Market Street will be the responsibility of Tenderloin and Central Stations. Southern Stations southerly boundary will be 16th Street from Terry Francois to Vermont Street.

This will be the last newsletter of 2014. I would like to wish all of you a Happy and Safe Holiday Season. Don't forget the City sponsored Fire Works Show for New Years Eve on the Embarcadero.

Please keep the families of the two slain NYPD Officers in your thoughts and prayers.

Follow us on Twitter: @SFPDSouthern

Significant District Incidents

12.06.14
Bank Robbery with force, Arrest Made
8th St. & Market St.

On 12/06/2014 at approximately 1315 hours, Officers assigned to the Mid-Market Street foot-beat were patrolling the area of 8th/Market St when they were dispatched to a bank robbery that had just occurred.

Upon arrival to the scene, the Officers met with the bank teller who was working when the incident happened. The teller told Officers that a white male approached the teller booth and presented a demand note. When the teller asked the suspect what he needed, the suspect said "Give me all the money" and "don't do anything stupid," then gestured that he had a gun.

The teller, in fear for her safety and those around her, gave the suspect an unknown dollar amount so that he would leave. The suspect grabbed the money and ran out of the bank.

The Officers gathered as much information as possible and immediately broadcasted the suspects' description via dispatch. At approximately 1318 hours, another Southern patrol unit advised dispatch that they had a possible suspect, who matched the suspects' description, detained on the southwest corner of 5th/Market St.

With the assistance of the teller and other witnesses who positively identified the man Officers had detained as the bank robber, the suspect was arrested. The suspect was also found to be in possession of approximately $3,000.00.

12.06.14
Found Explosive device, Arrest Made
5th St. & Mission St.

On 12/06/14 at 1408 hours, Officers driving a marked patrol vehicle en route to Market St. at 5th St., regarding a demonstration, heard a Lieutenant on Patrol broadcast that he is at the scene of where a loud explosion occurred. The Lieutenant broadcast that numerous citizens were pointing to a pickup truck that was speeding away from the area and may have something to do with the explosion.

Additional units responding to the area located the truck and stopped it. The driver was detained without incident. The driver was asked if he was at the construction site/area where the explosion happened; he replied yes.

The driver went on to tell Officers that he still had one "M-80" inside his vehicle. The driver then told another Officer that he lit one M-80 because he just finished work and wanted to show off to his co-workers. The suspect told Officers that he did not see the situation as a big deal.

The Officers searched the truck and confirmed that another device located inside the truck was an explosive device and also found methamphetamine. The driver was placed under arrest.

During further investigation, Officers learned that the suspect may have more destructive devices at his residence in Concord, CA. SFPD Investigators contacted Concord Police and advised them of the situation. Concord PD assisted in searching the suspects' home and found materials to make explosive devices. All of the evidence was seized and booked as evidence.

12.09.14
Burglary, Arrest Made
Mission St. & South Van Ness Ave.

On 12/09/14, at approximately 2334 hours, Officers responded to a call of a possible burglary in progress. Several Southern Police Units responded to the area to assist. Dispatch advised that the caller was an anonymous passerby, who said the suspect was 40 to 50 years of age, with a mustache and wearing dark clothing. The caller also advised that the suspect was in possession of a bolt cutter or a long tree trimmer. The caller also said he did not want the suspect to know he was calling the police so he left the area, but said he heard a "loud click sound possibly from the lock that was being cut."

Upon arriving to the area, Officers went to the rear of the business. One Officer advised that there was an unsecured bicycle leaning against a metal fence that surrounds the business. Additionally there was a red and black 49ers baseball cap approximately 15 feet from the bicycle.

The Officers then walked to the front of the business and advised that the business' door appeared forced open. The Officers climbed over a fence on the north side of the business' main entrance where there is a shed. The door to the shed was open with numerous items strewn all over the ground. Near the door to the shed there was a pair of red and black bolt cutters.

The Officers then walked to the door with the damaged lock and found the Suspect inside the restaurant. The Officers proceeded to arrest the burglar. While in handcuffs, the Officers observed money sticking out of his pockets and two apple ipads fell from the front area of his sweater

The suspect said he broke into the business because he was hungry. The suspect further told the Officers that he took the money from one of the cash registers and grabbed the bolt cutters from the shed.

The business owner was contacted and arrived on scene and confirmed that the items the suspect had were stolen from the business.

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12.09.14
Burglary, Arrest Made
09th St & Mission St.

On 12/9/14 at 0216hrs, officers responded to 9th & Mission St. regarding the burglary of an apartment building that was under construction. A company that monitored the video surveillance cameras at the job site, advised dispatch that there was a male in dark clothing that was seen taking tools from the job site.

At 0220hrs, the security company advised dispatch that the subject was seen exiting towards the Mission Street and Washburn Street side of the construction site. Upon the Officers' arrival at 0221hrs at the Mission and Washburn side of the construction site the Officers noticed a subject walking northbound on Washburn St. towards Mission St. carrying what appeared to be tool bags in his hands.

As the Officers got closer, they noticed that a red bag that he was carrying in his hands said "Milwaukee" which is a brand name of a tool company. The Officers detained the suspect for further investigation. With the assistance of the security employee who viewed the surveillance, the Officers were able to determine that the tools carried by the suspect were stolen from the construction site. The suspect was arrested.

During questioning, the suspect admitted to jumping over two fences to gain entry into the construction site. He also admitted he was looking for things to sell so that he could buy some drugs. Once he gained entry into the job site, the suspect said that he took a tool bag. The suspect was booked and the tools were returned to the construction company.

12.12.14
Vehicle Tampering, Citation issued.
Vermont St. & Division St.

On 12/12/2014 at approximately 2036 hours, An Officer responded to Vermont Street and Division Street regarding a report of an auto burglary in progress. Dispatch broadcasted the description of the vehicle being burglarized which was parked on Vermont Street at Division Street.

Upon arriving on scene, the Officer observed a man sitting in the back seat of a Volkswagen that matched the broadcasted description and parked at the broadcasted location.

Another patrol unit, already on scene, was in the process of having the suspect get out of the car which had the rear passenger side window smashed out.

During a search for weapons, Offices located an unsheathed fixed blade knife in the suspects' right front pocket.

The officers met with the witnesses who saw the suspect climbing into the rear passenger window. The Officers contacted the car's owner who arrived on scene and informed the Officers that some items were missing from the car. Upon further investigation, the Officers found that there was a bicycle and a backpack near the front of where the car was parked. The suspect said that the bike and bag belonged to him. The car's owner then observed an object sticking out of the bag which belonged to him.

The suspect told Officers that he understood his rights and went on to say "I was found in a vehicle with a broken window so it looks like I did it. I did something stupid. I got in the vehicle because I was looking for shelter, a dry spot because they said it was going to rain in a couple of hours."

The Officers were only able to find the suspect in possession of one item that the victim could identify. Due to this fact, it appears that the vehicle was boosted prior by an unknown suspect. The suspect was cited and released at SFGH where he was treated for minor cuts on his hands from when he climbed into the car with the shattered glass.

12.13.14
Robbery with Force/Resisting a Peace Officer, Arrest Made
5th St. & Market St.

On 12/13/14 at approximately 9:30 am, Officers on foot patrol heard a female yelling for help at Hallidie Plaza. The officers saw a Hispanic male running down the stairs towards the BART station. The male Hispanic was carrying US Currency in his right hand. Two other Officers were chasing after the man who slipped and fell down the stairs as he approached the bottom. The suspect dropped the money on the ground and quickly got up and proceeded to run away from the Officers.

The Officers eventually caught up to the suspect and were able to apprehend him and arrest him. Within minutes, the Officers found the victim who told them that she had just been robbed and that the man they had in custody was the thief.

The victim told Officers that she was walking home when she noticed a male Hispanic following her. She was carrying a bag with her purse in the bag in her right hand. She said as she reached her home, the male grabbed her bag and tried to rip it out of her hands. She said she tried to hang onto the bag with both hands but the male Hispanic was too strong and pulled it from her grasp. The victim said she was not injured and did not need an ambulance. The suspect was booked.

12.14.14
Trespassing, Citation issued.
9th St. & Howard St.

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On 12/01/2014 at about 1551 hours Officers responded to a gas station for a reported aggressive panhandler. Upon their arrival, the Officers spoke to a witness who stated that he works at the location.

The witness told officers that a homeless man has repeatedly come to the service station to panhandle and has been advise several times to leave the premises. The suspect, however, becomes aggressive and yells at customers who refuse to give him money.

The witness asked that the suspect who was still nearby, be placed under citizen's arrest for trespassing. The Officers had the witness sign a citizen's arrest form then cited the suspect. The suspect was told that if he returned to the same location he would be booked of reoccurring offense. The suspect complied and left the area.

Community Meetings

Typically held every 3rd Wednesday of the Month (subject to change)

When/Where: To be Determined. Thank you for the community support.

311 Customer Service Center:

What is 311?

311 is a toll free, **NON-EMERGENCY** phone number that the public can call to access information about government services. A live customer service representative will be available 24 hours a day, seven days a week, and 365 days a year. The service is available to both wired and wireless customers. Wireless customers should call (415) 701-2311. 311 employees will be able to provide translations services in more than 145 languages and dialects and will employ a diverse staff of customer service representatives. Additionally, 311 are set up to accept calls from the hearing impaired by utilizing a TTY System.

*311 will also take police reports if you DO NOT have any suspect description and the crime is not in progress. After meeting these conditions these are the reports 311 will take: Harassing phone calls, vehicle break in, vehicle tampering, lost property, theft, and vandalism/graffiti reports.

COMMUNITY INVOLVEMENT OPPORTUNITIES

SF NERT *Program*

The San Francisco Neighborhood Emergency Response Team (**NERT**) is **free training** from the San Francisco Fire Department in how to help yourself and your neighbors prepare for and respond to a disaster by working together. The 20-hour training includes personal preparedness, light search and rescue, disaster medicine, shutting off your utilities, and how to participate as a member of a neighborhood response team. NERT also offers continuing training for graduates and activities that support building robust neighborhood teams. For more information, visit the NERT website at **http://sfgov.org/sffdnert** , or contact Lt. Erica Arteseros at (415) 970-2022 or sffdnert@sfgov.org.

Community Resources/Information

- **South of Market neighborhood preparedness: http://southbeachsafety.com/**

9-18-2014

Dear Southern Community,

My name is Marisa Rodriguez and I am the Neighborhood Prosecutor assigned to the Southern police district. I want to take this opportunity to share a little bit about myself and the role I play in your community.

A San Francisco native, I am honored to live and work in the community that I serve, the Southern district. Through my work as a Neighborhood Prosecutor, I am passionate about using the tools from the District Attorney's Office to help address the serious issues that arise in the context of victim's advocacy, restorative justice, and improving the quality of life for San Francisco residents.

The goal of the Neighborhood Prosecutor is to increase communication, collaboration and cohesion between the District Attorney's Office, and

1) The communities we serve (residential and business);

2) Our criminal justice partners; and

3) The public and non-profit organizations in our communities.

We achieve this goal by supporting our assigned police stations and through community engagement.

Support Southern Police Station: As your Neighborhood Prosecutor, I support Captain Roualdes and his team of dedicated police officers. I work with the officers to help address chronic offenders and quality of life issues. I am a resource for the station's investigations team and serve as a liaison to the District Attorney's Office. On occasion, I also personally handle cases requiring special attention, in light of their impact on the neighborhood.

Community Engagement: Enforcement alone is not enough to solve problems in the community. As your Neighborhood Prosecutor, I hope to work closely with Southern station to help develop community driven programs and solutions, and collaborate with our other city partners to further safety and community cohesion.

If there is a community event or meeting you would like me to attend, please feel free to contact me at MarisaRodriguez@sfgov.org. I am eager to learn about the great work the community is already doing. I look forward to meeting you and working together to continue making the Southern District a safe and healthy community for all of its residents, business owners, community members and visitors to enjoy.

Best regards,

Marisa Rodriguez

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Auxiliary

Law

Enforcement

Response

Team

Are you someone who is interested in disaster preparedness and wants to help out your community while working hand in hand with law enforcement? Then the ALERT program is for you!

SAN FRANCISCO POLICE DEPARTMENT

Auxiliary Law Enforcement Response Team (ALERT)

ALERT Training Instructor Officer Roly Canales with K-9 partner Pyro

Mark Hernandez
ALERT Program Coordinator
San Francisco Police Department
Training Division
350 Amber Drive
San Francisco, Ca 94131
(415)-401-4615
sfpdalert@sfgov.org
www.SanFranciscoPolice.org/alert

What is the ALERT Program?

The San Francisco Police Department has developed a volunteer citizen disaster preparedness program. The Auxiliary Law Enforcement Response Team (ALERT) is modeled after and works in partnership with the San Francisco Fire Department's Neighborhood Emergency Response Team (NERT). The ALERT program will train members of the public to assist law enforcement in essential tasks after a major disaster. Such tasks may include: traffic control, foot patrol of business and residential areas, and reporting criminal activity. Volunteers must be at least 16 years of age and live, work, or attend high school in San Francisco.

Three steps to becoming an ALERT volunteer:

1. Complete NERT training and receive certification. To register for NERT training courses please visit www.sfgov.org/sfnert
2. Once NERT certified, forward a copy of your NERT ID card to the ALERT program. sfpdalert@sfgov.org
3. After clearing a basic background check the individual is eligible to register for ALERT training.

Important Dates:

To view upcoming dates of training classes, training drills, and informational meetings, please visit our webpage, at **www.sanfranciscopolice.org/alert**

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becitysmart

Before leaving your vehicle:

Lock any items, bags, or packages in your trunk before reaching your destination.

Remove, or hide from sight, small items of value:

(Phone, charging cords, camera, GPS, money, etc.)

The best way to prevent a break-in is to leave your vehicle looking empty.

Always lock your vehicle, close windows and sunroof.

Do not hide spare keys in your vehicle, always take your garage opener with you.

NON-EMERGENCY INFORMATION

For non-emergency police:
415-553-0123

ONLINE REPORTING

Citizens can access the service via the SFPD website at:
www.sf-police.org

Select the Online Reporting Icon.

Citizens can make reports for Harassing Telephone Calls, Auto Burglary, Graffiti, Vandalism, Lost Property and Theft.

Additional types of reports may be added to the system.

FIRE
POLICE
MEDICAL
EMERGENCY

DIAL
9-1-1

www.sf-police.org

SAFE

www.sfsafe.org
415 553 1984

BecitySmart is a registered trademark of the Southern District CPAB

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EMERGENCY	**911**
Non-Emergency	**553-0123**
SFPD Anonymous Tip Line	575-4444
SF Customer Service Center	311
Southern Station	553-1373
Southern Station Anonymous Tip Line	*552-4901*
Web (For Crime Stats, Internet reports, etc.)	www.sfgov.org/police
Southern Station email	sfpd.southern.station@sfgov.org
Southern Station Twitter	@SFPDSouthern
Captain William Roualdes	william.roualdes@sfgov.org
Lieutenant Pera (Station Investigations)	Arran.Pera@sfgov.org
Day Watch Platoon Commander *Lieutenant Santos*	553-1373
Swing Watch Platoon Commander *Lieutenant Limbert*	553-1373 charles.limbert@sfgov.org
Market Street Foot Beats *Lieutenant Heidohrn* *Sergeant Oliver* *Sergeant Liberta*	553-1373 scott.heidohrn@sfgov.org brian.oliver@sfgov.org, ronald.liberta@sfgov.org
Southern Plainclothes Unit *Sergeant Nocetti*	553-1373 darren.nocetti@sfgov.org
Graffiti Abatement	278-9454
Graffiti Fax	278-9456
Southern Station Events *Sergeant McDonald*	553-9191 Dion.McDonnell@sfgov.org
Southern Station Permits / Code Abatement *Officer McGoldrick*	553-9192 Ronald.A.McGoldrick@sfgov.org
Southern Station- District Attorney *Marisa Rodriguez*	553-1252 Marisa.Rodriguez@sfgov.org
Deputy City Attorney – Southern District *Jennifer Choi*	554-3887 jennifer.choi@sfgov.org
DPW	695-2020 Dispatch (24hrs)
Dept. Parking & Traffic	553-1943
Quality of Life Liaison/Homeless Outreach *Officer Moilanen* *Officer Reyes* *Officer Toney*	553-1373
DPH Air, Sound and Radiation Program	415/252-3800 (Noise Control Officer) 415/252-3911
Entertainment Commission	415-554-6678 www.sfgov.org/entertainment
SF SAFE *Allison Burke*	553-1984 www.sfsafe.org
SF Homeless Outreach Team (24 hour dispatch)	*734-4233*

A Message from SF SAFE:

Watch streets become communities, and neighbors become friends. Watch crime go down, as security goes up. Watch police become partners as you join with them in making your neighborhood a better place to live.

Start a Neighborhood Watch on your block and see all these things happen!
SF SAFE (Safety Awareness for Everyone) will give you the knowledge and tools to create a stronger, more cohesive and resilient community, and teach you how to be prepared and empowered at work, on the streets or sidewalks and in your home.

Contact SF SAFE at 415-553-1984 or learn more at www.sfsafe.org

A Message from Community Boards

COMMUNITY BOARDS
Building Community Through Conflict Resolution

Are you having difficulty with someone? A loud neighbor? Disrespectful roommate? Unresponsive landlord? Community Boards' **Neighborhood Mediation Program** can assist you with quality of life issues (noise, parking, pets, graffiti, maintenance, etc) or relationship conflicts (family members, roommates, landlords, neighbors, etc).

A mediation is a confidential and voluntary meeting where people discuss difficulties they are having with each other assisted by impartial third-parties, our mediators. Our mediators are trained to help people come up with workable and lasting solutions. They don't give advice or make judgments. The goal is to help everyone feel heard, understood and respected.

We offer our services in English, Spanish, Mandarin and Cantonese at low- to no-cost. No one is turned away for lack of funds. Contact Community Boards at (415) 920-3820 x100 or learn more at www.communityboards.org.

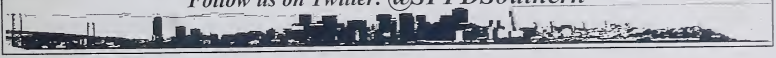
New Program from SF SAFE

www.safebikes.org

SF SAFE, in partnership with the San Francisco Police Department has launched a new program called SAFE Bikes. This is a no cost bicycle registry program administered by San Francisco SAFE. Anyone can register their bicycle by going to www.safebikes.org and clicking on the registration icon. SAFE in collaboration with the San Francisco Bicycle Coalition, and several local businesses are undertaking a citywide educational campaign to teach people how to protect themselves against bike theft/burglary by recommending locking strategies and suggesting theft prevention tips.

The registration portion of SAFE Bikes is just beginning and can be a useful tool down the road if people register their bicycle. A Police Officer will be able to identify a registered bicycle on the street by the metallic sticker specifically made for this bicycle registration program. Each person receives a sticker when they register their bicycle. I encourage everyone to go to www.safebikes.org and utilize this free service offered.

Follow us on Twitter: @SFPDSouthern



The Examiner

Middle-class housing in SF lags behind homes for rich or poor

By Jonah Owen Lamb @Jonahowenlamb

click to enlarge

MIKE KOOZMIN/THE S.F. EXAMINER

Venn on Market, an eight-story complex at 1844 Market St., has two-bedroom units that would cost $54,000 a year to rent. The City's moderate income peaks at $89,000.

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By Jonah Owen Lamb

If construction trends in San Francisco in the past year continue, much of The City's new housing will resemble 1844 Market St.

Completed in November 2013, the eight-story Venn on Market building has a pair of rental vacancies -- both two-bedroom units -- each going for about $4,500 a month. That's an annual rent of roughly $54,000.

For a San Francisco household making the area's median income of $74,000 annually, that would leave about $20,000 to survive on per year.

"The middle is a big problem," Olsen Lee, director of the Mayor's Office of Housing, said about housing for the middle class.

San Francisco may be chockablock with projects right now -- this year alone, 3,980 new

units have gone on line, 968 of them below market rate, according to The City -- but most housing in the pipeline as of the third quarter of 2014 is for the rich and well-healed, like Venn on Market.

Moderate income as delineated by the state is 80 to 120 percent of the area media income. In San Francisco, that means households earning anywhere from $59,200 to $89,000 a year.

There are 894 individual building projects currently in the pipeline, according to the Planning Department. That does not include the projects that will account for 20,000 units at Hunters Point, Treasure Island and Parkmerced, most of which will be affordable for middle- and lower-income residents. Work is underway at Hunters Point but not the other sites.

But when it comes to the total 14,448 units entitled as of the third quarter of this year, only 839 are for the middle class and 1,431 for the lower classes. The rest are for the rich.

Much the same has been true in recent years.

From 2007 to the middle of this year, 19,267 new units were built, 12,726 of them for the rich. Only 1,213 were priced for the middle class and 5,328 for the poor.

Despite the lack of new housing options for middle-class San Franciscans, Housing Director Lee contends that The City has done more to help house the poor than most municipalities.

San Francisco has met 55 percent of the need for lower-income housing compared to 30 percent for the middle class, according to state data.

"What other community has even approached these numbers?" Lee said of the new housing built for the poor since 2007.

The mayor's goal in Parkmerced, Hunters Point and Treasure Island, Lee said, is to have 10,000 units priced at 80 percent of the median income and below. Another 5,000 are projected to be priced for middle-income San Franciscans, he said.

The Mayor's Office has trumpeted its goal of building or rehabilitating 30,000 new housing units by 2020, with 50 percent of them affordable for middle-income San Franciscans and 30 percent permanently below market rate.

Lee admits that finding ways to get more housing for the middle class has been a tough nut to crack. But, he contends, The City has started trying. That has meant increased housing down-payment-assistance programs, density bonuses for developers and small-site programs to increase infill.

"We're trying to expand that middle band," said Lee, who noted that there is little to no federal or state assistance to build moderate-income housing and the market has little interest in meeting the need.

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Everyday People: Seaside grad cooks up a career at Job Corps

Published:
December 15, 2014 7:47AM

Last changed:
December 15, 2014 10:42AM

Adam Hutchinson helps make an all-meat pizza Thursday with classmates at Tongue Point Job Corps Center using up leftovers before leaving on winter break. Buy this photo

EDWARD STRATTON — THE DAILY ASTORIAN

Adam Hutchinson, a culinary star from Seaside High School's award-winning culinary program, chose Tongue Point to continue his dream of becoming an executive chef and restaurant owner.

After going to the National ProStart Invitational cooking competition the last two years, Seaside High School graduate Adam Hutchinson had applications for scholarships to some prestigious cooking schools, including Le Cordon Bleu Institute in Portland.

The ProStart competition was coached in Seaside by Newmans at 988 and Fishes owner John Newman, and included tours of Tongue Point Job Corps Center. Newman was director of culinary arts at the center in the 2000s. Hutchinson also heard about advanced training programs in places like San Francisco, Maine and Maryland.

"What really got me is, it was basic," said Hutchinson, who started at Tongue Point in June and recently joined the culinary trade program. "And also, they provide advanced culinary training down in Treasure Island (Job Corps Center in San Francisco). They have top-of-the-line chefs."

Hutchinson was part of the SHS culinary teams that have won the Oregon ProStart High School Culinary Championships twice in a row and gone on to the National Restaurant Association Education Foundation's National ProStart Invitational, placing 14th in 2013 and 34th this year. Chef Christopher Holen of Baked Alaska replaced Newman as coach of the Seaside team this school year.

When Hutchinson started in June at Tongue Point, he spent about a month in orientation, then spent three months in carpentry learning a back-up trade. Last week, he also received certification to work on a road flagging crew.

Now in the culinary trade, he focuses on completing Training Achievement Records (TARs) in all the basics of kitchen management, sanitation and cooking.

"This is groundwork," said substitute culinary instructor Jean Matheson, a former food services manager. "This is learning to peel potatoes and make pizza dough. Our students go out of here employable."

Students go at their own pace in the program. They intern in the center's cafeteria and try to be exemplary employees and earn an work-based learning assignment at some of the city's best restaurants, including Fulio's, Baked Alaska, Bridgewater Bistro, Buoy Beer and Fort George Brewery.

Matheson also helps students train for the National Restaurant Association's ServSafe certification, proving to employers that someone understands how to be sanitary with food. Students at Tongue Point earn the managerial level of the certification.

Hutchinson said he's accelerating because of his ProStart experience and three years of working as a bus boy at Pig 'n Pancake. And for his Pacifica senior project at SHS, he interned in the Seaside American Legion hall, sometimes helping cook for more than 100 people.

Harley Badger, Tongue Point's director of culinary arts, said by the time Tongue Point sends culinary students into the community on work-based learning assignments, he wants them good enough to pull their own weight. Hutchinson would like to spend a work-based assignment at Baked Alaska with Holen.

After Tongue Point, Hutchinson hopes to enter Job Corps' advanced culinary training at the Treasure Island Job Corps Center, where students can potentially intern at restaurants in San Francisco.

It's all on the way to his ultimate goal: owning his own restaurant. His dream of cooking started when he was a freshman at SHS, taking a basic cooking class for, among other reasons, the free food. The first trip to nationals in ProStart, he said, let him know that he could make something of himself in the culinary world, and the second trip hooked him into the career track.

"It makes me happy," said Hutchinson about cooking. "I can control it.

"You need to know how to cook. It's a life skill."

— By Edward Stratton

SFGATE http://www.sfgate.com/bayarea/article/Police-pursuit-slows-traffic-on-Bay-Bridge-5961354.php

Motorcylist dies in police pursuit on Treasure Island

By Vivian Ho Updated 8:04 am, Wednesday, December 17, 2014

A motorcyclist being pursued by police was killed in a crash that shut down the Bay Bridge westbound exit to San Francisco's Treasure Island on Tuesday afternoon, authorities said.

California Highway Patrol officers were chasing the motorcyclist when the crash happened on Treasure Island just before 2 p.m. near the Interstate 80 off-ramp, CHP spokesman Officer Vu Williams said.

Officers were trying to stop the motorcyclist, whose name was not released, because he was speeding and riding without license plates, Williams said. He was initially headed westbound by the bridge toll plaza.

The pursuit continued across the bridge, and the motorcyclist exited the freeway and circled back eastbound, according to CHP. Officers lost sight of him around Treasure Island when another unit spotted him on the island and began pursuing him again.

He headed up Treasure Island Road, where the off-ramp leads to, before crashing into a six-inch curb and flying off the motorcycle, Williams said. He died from his injuries.

The off-ramp remained closed while authorities investigated the crash but was reopened just before 5 p.m.

Vivian Ho is a San Francisco Chronicle staff writer. E-mail: vho@sfchronicle.com Twitter: @VivianHo

From the San Francisco Business Times :http://www.bizjournals.com/sanfrancisco/blog/2014/12/san-francisco-housing-development-parkmerced.html

S.F. housing pipeline fills up with 50,000 units

Dec 24, 2014, 7:31am PST Updated: Dec 24, 2014, 8:08am PST

Marlize van Romburgh
Digital Producer- *San Francisco Business Times*
Email | Twitter

San Francisco has more than 50,000 new housing units in its pipeline, led by mega developments at Parkmerced, Treasure Island and the Bayview waterfront.

There are 958 projects in San Francisco's development pipeline, according to a recent report from the city's planning department. Of those, 75 percent are exclusively residential and 17 are mixed-use with a residential component. Only 8 percent of all projects in the city are exclusively commercial.

While there are a handful of megaprojects, most proposed developments are small — one to three units — the city noted.

See Also

- 200,000 housing units in Bay Area pipeline. Is it enough to move the needle?
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- San Francisco has affordable housing shortfall of 40,000 units, report says
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But the three most active areas for residential development — Bayview and Hunter's Point, Treasure Island and Parckmerced— represent about 25,800 planned units. That's half of all new housing units in San Francisco's pipeline. It's important to note that those projects are still decades in the making.

Downtown San Francisco represents the next-largest chunk of the city's residential project pipeline, with well over 3,000 units in the hopper. The majority are projects of 50 to 250 units.

"The 'hot spot' for much of this development is Market Street at various sections of it," the report said. "While this may seem a response to the recent acceleration of technology companies locating in the area, many development projects here predate the last recession, during which they were idle. As financing improved, many projects came back."

The Potrero neighborhood follows, with just under 3,000 units planned. Most of those are projects of more than 250 units.

About 21 percent of the projects in the pipeline are already under construction. These represent 6,700 housing units and 5.4 million square feet of commercial space.

About 20 percent of the projects — another 4,100 housing units and 2.1 million square feet of commercial space — have received building permits and some are currently entering construction.

Read the full report here.

San Francisco Artist Puts a New Spin on Old Art

By Joe Rosato Jr.

Artist Peter Hudson launched toward a workbench in a Treasure Island warehouse - stopped short as if hit by lightning, and bolted in another direction - pinging with ideas through the work space like a spastic pinball. The ideas come, and Hudson is obliged to follow. Joe Rosato Jr. reports. (Published Thursday, Jan 1, 2015)

Thursday, Jan 1, 2015 • Updated at 7:38 PM PST

Artist Peter Hudson launched toward a workbench in a Treasure Island warehouse - stopped short as if hit by lightning, and bolted in another direction - pinging with ideas through the work space like a spastic pinball. The ideas come, and Hudson is obliged to follow.

"I'm compelled, I'm obligated," said Hudson in a rare moment of stillness. "I feel like I'm a slave to these visions."

• 2015: Stories to Watch in the New Year

Hudson envisions life-sized monkeys swinging from branch to branch chasing an

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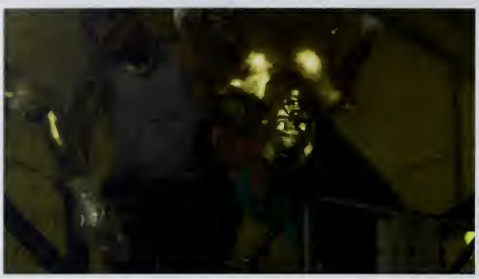
VIDEO Missing Long Beach Baby Found Dead a Day After Triple Shooting

apple, a mythological skeleton paddling eternally down the river Styx, a hand dangling a golden yo-yo just above the reach of a leaping figure. But if these are demons in Hudson's mind, he's found a way to exorcise them by integrating them into the massive stereoscopic zoetrope sculptures he's become known for.

"I've always, always, always had all these ideas in my head," said Hudson, climbing up a 40-foot base resembling a metal tree.



Artist Peter Hudson works on a golden figure, part of his zoetrope called Eternal Return. Photo credit: Joe Rosato Jr.

The Zoetrope is the earliest form of film making dating back to the 1800s. It consists of a cylinder with a progression of images inside with slots to peer through. As the wheel spin, the motion gives the viewer the illusion of movement. Hudson figured out a way to create the effect with life-sized sculptures, using spinning motion and strobe lights to create something akin to three-dimensional frames of film - a film that plays right in front of you.

The technique has allowed him to create life-sized moving sculptures such as divers plunging into a desert or golden figures running up the trunk of a 40-foot tree before diving down.

- **Vigil Marks Oscar Grant's Death Anniversary**

"With that little amount of time you have," said Hudson, "a cyclical loop, you can tell some amazing stories."

Hudson's creative mind engaged in his early years growing up in Ben Lomond near Santa Cruz, where he developed a fascination for film making, animation and magic.

- **Tech Titans Among Biggest Charitable Givers**

"Very early," he said, "I was always given that permission to be myself."

He honed his skill in the building of fictitious worlds by working 10 years as a set-builder for the San Francisco Opera, and later in the Bay Area's film industry - building sets for movies and TV series like Nash Bridges.

- VIDEO **Man Accused of Shooting at Officers Is Arrested**

But his own art kept calling - drawing him back to his large spinning figures - inanimate objects which become ghostly characters whirring to life.

"It just blows people's minds," said Hudson's longtime friend and volunteer Meme Bayardo. "Sometimes people just stare and don't understand what it is."

- **49ers Pledge Improvements at Levi's**

Hudson's visions are contagious, drawing dozens of volunteers who labor in his warehouse, carrying out the details of his ideas.

"I feel like it's a gift that he's allowing me to participate in," said volunteer Karen Allman. "He's giving me the gift of being a part of something magic."

- PHOTOS **"Only the Bold Swim in the Cold": Alcatraz Swim**

Behind the curtain of Hudson's magic are feats of engineering, science and film arts. His technical trust includes Pixar animators and cutting-edge engineering experts. Still, Hudson fearlessly dips into each aspect of the production with the curiosity of an eternal seeker.

"For me a big part of creative process is figuring out how to do stuff," Hudson said.

Hudson's zoetropes have appeared at the Burning Man arts festival held annually in Nevada's Black Rock Desert. They've also been installed at music festivals across the U.S. and Europe. Hudson describes the building of his contraptions as incredibly stressful - expensive and time consuming. Yet, it's a compulsion that won't seem to leave him.

"It's torture and I keep coming back and doing it again," he said with a half-grin.

Inside the warehouse, Hudson climbed the large metal base of his newest piece called Eternal Return - laden with golden figures in various poses of a dive. When in motion, the figures will repeat the same dive over and over - ending back at the place where they started - only to repeat it yet again. But rather than view the gesture as a possible projection of the artist's own inner-frustration - Hudson said the piece is in fact his way of avoiding life's repetitions.

"This is sort of my way of facing that and going 'look i'm not doing that," said Hudson. "That's what I do not want to do is be on that treadmill and keep doing that same thing."

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Brittany Mazzurco · Follow · Millersville University

Those pieces are wonderful and "wild!" It does upset me, however, that he feels as though he is a slave to his visions. His drive is impressive, but (from what was captured in this clip) it seems as though he is dispassionate.

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How San Diego's, San Francisco's rival 1915 expositions shaped them

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1 / 45

By CHRISTOPHER REYNOLDS

JANUARY 3, 2015, 1:30 PM | REPORTING FROM SAN DIEGO

A hundred years ago, San Francisco had something to prove.

Its leaders wanted the world to know they had rebuilt since the earthquake and fires of 1906, and they wanted to woo the travelers and commerce that would be headed west through the just-completed Panama Canal. So they decided to throw a global party.

San Diego had something to prove too. It had about 40,000 residents — about a tenth of San Francisco's population — but no cable cars, no Gold Rush glamour, no Mark Twain quotes. And a Mexican civil war was simmering just south in Tijuana. But San Diego wanted tourists and ship traffic. Even after President Taft and Congress threw their support behind San Francisco, San Diegans pressed ahead with plans for their own exposition.

The result: competing expos, assembled as World War I was beginning to tear Europe apart. This had all the makings of a civic disaster. Maybe two.

Yet both shows went on. In a state with fewer than 3.4 million people, they together tallied 22 million visitors. The city with the brighter lights and bigger crowds, however, isn't the one that ended up with the larger architectural legacy.

Wonder by the bay

Once San Francisco had federal backing for its Panama-Pacific International Exposition — defeating not only San Diego but also a vigorous New Orleans bid — the local infighting began over where to put it. After flirting with the idea of Golden Gate Park, organizers decided to use 635 acres of lightly built marshland known as Harbor View, creating a bay-front playground just east of the Presidio and west of Van Ness Avenue. Nowadays, it's known as the Marina District.

Except for a chunk of the Presidio and a bit of Ft. Mason, all this land was privately owned. The expo organizers leased it and set about building a temporary wonderland in grand Beaux-Arts style, with hundreds of statues and faux travertine by the ton.

The San Francisco expo ran Feb. 20 to Dec. 4, 1915. The expo's central landmark was the Tower of Jewels, a 435-foot wonder encrusted with 102,000 cut-glass "jewels," surrounded by hidden lights. (The "Jewel City" theme had been suggested in a newspaper's naming contest by Virginia Stephens, a 12-year-old African American girl from Oakland.)

There was the Palace of Horticulture (with a glass dome larger than St. Peter's Basilica in Rome), four 204-foot towers, a 638-room hotel (the Inside Inn), the Arch of the Rising Sun, a 7,000-pipe organ, a sprawling midway known as the Joy Zone, a 6-acre replica of the Grand Canyon, a 5-acre working replica of the Panama Canal, a pop-up factory making Levi's jeans, a 15-foot-tall Underwood typewriter and a Ford assembly line turning out 18 Model Ts per day.

The Great Scintillator, a pier packed with 48 projector spotlights, stood near the fairgrounds for nine months, sending festive pastel-colored beams into the night sky and fog. To coordinate these displays, the expo hired a director of color, Jules Guerin, who envisioned "a gigantic Persian rug of soft melting tones" and told participating artists what hues they could and couldn't use.

Despite many cancellations as World War I deepened in Europe, 21 nations sent representatives and materials for pavilions, as did 28 states and territories. (From Oregon: a Parthenon made of Douglas fir logs.) Neither Britain nor Germany put up pavilions, nor did Mexico.

But Thomas Edison, Henry Ford, Charlie Chaplin, Helen Keller and former President Theodore Roosevelt all came. Laura Ingalls Wilder, future author of the "Little House" books, marveled at a cow-milking machine. Ansel Adams, age 13, had a season pass and wandered the grounds daily, shooting photos with a Brownie box camera.

In all, nearly 19 million visitors turned out, a civic triumph for San Francisco by just about every measure. On the last day alone, 459,022 guests showed up.

And then it all but vanished.

Buildings were leveled, materials were salvaged and sold for scrap. Real estate reverted to its owners. And much was scattered among new owners. The plaster sculpture "End of the Trail," by James Earle Fraser, a bowed depiction of a Native American on horseback that once stood in the expo's Court of Palms, now graces the National Cowboy & Western Heritage Museum in Oklahoma City.

Among the significant structures, only one survived in its original location: the lagoon-adjacent rotunda and colonnades of the Palace of Fine Arts, which was bolstered by reconstruction in the 1960s. To see more of the 1915 expo in San Francisco, you must do some sleuthing — or visit during this year's centennial exhibitions.

On the one hand, said Laura A. Ackley, author of "San Francisco's Jewel City: The Panama-Pacific International Exposition of 1915," the event made money, gilded the city's reputation and "changed the standard for architectural illumination worldwide." On the other, "it was so ephemeral. And the San Diego one lives on."

San Diego's vision

In the beginning, things didn't look good for San Diego's Panama-California Exposition. Organizers had far less money to spend, no federal blessing and plenty of discord.

Nationally acclaimed landscape architects John C. Olmsted and Frederick Law Olmsted Jr. signed on, then quit. So did a rising architectural star named Irving Gill.

Under the terms of a truce with San Francisco, San Diego had to leave the word "international" out of the name of its expo.

"At first, it was a rivalry," said Iris Engstrand, a professor of history at the University of San Diego and curator of "San Diego Invites the World: The 1915 Expo" at the San Diego History Center. "But then they both realized they were both going to have a fair, and they'd better cooperate."

San Diego organizers staked out a 640-acre chunk of City Park, renamed it Balboa Park and chose a Spanish Colonial design theme, allowing a wide berth for Baroque Mexican flourishes, Moorish tiles and stark mission arches.

The centerpiece would be the California Building with a soaring tower and a tiled dome designed by New York architect Bertram Goodhue. It would be permanent, as would a new bridge, an organ pavilion and a vast wooden botanical building neighbored by a pond.

An Indian village, complete with a facsimile of New Mexico's Taos Pueblo, filled several acres. Seven U.S. states put up buildings. Five buildings held exhibits from the counties of California.

Then there was the Isthmus, a half-mile-long midway where visitors found the Temple of Mirth, the Sultan's Harem, a Hawaiian village, a

Chinatown and a 250-foot-long model of the Panama Canal.

Building on success

Opening day was Jan. 1, 1915, about 50 days ahead of San Francisco's. Two million people turned up in the first 12 months. Many San Francisco expo-goers made side trips to San Diego, including Roosevelt, Edison and Ford. After the San Francisco expo closed, San Diego's fair kept going. In fact, it got a commercial second wind by bringing in foreign exhibitors and concessionaires who were happy to delay their return to a warring Europe.

In September of the expo's second year, noted Richard Amero in "Balboa Park and the 1915 Exposition," Dr. Harry M. Wegeforth was driving nearby when he heard the roar of a lion on display along the Isthmus. He turned to his brother Paul and said, "Wouldn't it be splendid if San Diego had a zoo?" Soon it did.

By the time San Diego's expo closed on Jan. 1, 1917, attendance had reached about 3.8 million over two years, about a fifth of San Francisco's total.

But San Diego's key buildings had been built to last — and on public land. Moreover, as the decades passed, three temporary structures along the Prado promenade (now known as the Casa del Prado, the Casa de Balboa and the House of Charm) were saved and eventually rebuilt near the remodeled House of Hospitality.

Thanks to that fair, Engstrand said, "San Diego became a little more popular, although it has never achieved, even today, the status of San Francisco."

Meanwhile, she added, Spanish Colonial architecture gained popularity in the West. In the course of their hosting chores, local leaders also forged ties that helped the city emerge as a Navy town.

Nowadays, the occasional San Diego purist may grumble about "the deranged phantasmagoria" of competing design ideas along the Prado (as author Amero did before his death in 2012), but Balboa ranks among the nation's most admired urban cultural parks.

Its green spaces and 1915 legacy buildings have been joined by the Old Globe theater complex, the Reuben H. Fleet Science Center, the San Diego Air & Space Museum and about two dozen other organizations. The city estimates the park gets more than 14 million visitors per year.

San Diego's expo centennial party has been marred by fumbles, including an aborted effort to reroute park traffic, and the failure of Balboa Park Celebration Inc., a nonprofit group that disbanded in disgrace after spending $2.8 million in public and private funds with little result. But there are events to mark the occasion (www.balboapark.org).

But if you take the long view in both cities, the expo is all good. San Francisco has brilliant memories, and San Diego has a cultural heart.

Palace of Fine Arts a 'brilliant' survivor of San Francisco's expo

To find the 1915 Panama-Pacific International Exposition's legacy in San Francisco, proceed to the Palace of Fine Arts. Then start thinking like a detective.

Why the Palace of Fine Arts? Because that lagoon-adjacent building (3301 Lyon St.) is the only major 1915 expo structure still in its original location. The palace, a crowd favorite from the start, stood mostly on public property (which made it easier to save), and unlike most expo buildings, it was built with steel framing, not wood.

Another difference was its design — romantic — while other expo "palaces" followed Beaux-Arts style, relying on lighting to provide splashes of color.

"The more I actually studied the building," said historian Laura A. Ackley, author of "San Francisco's Jewel City: The Panama-Pacific International Exposition of 1915," "the more I realized it's an absolute tour de force of brilliant architecture."

The palace is best known these days as a performing arts venue, but to mark the expo centennial, it will house a California Historical Society exhibition on the fair from Feb. 20, 2015 to Jan. 10, 2016. Another display in the palace, called "Innovation Hangar," celebrates the spirit of innovation in the city. Also, San Francisco City Guides (sfcityguides.org) offers tours of the Palace of Fine Arts and of the Marina District, with much of the script devoted to the 1915 expo.

Now the detective work. Although most of the expo buildings were leveled, one replica was built, two grassy areas retain footprints of the fair, some artwork has been relocated, and there are exhibitions and books as well.

The Legion of Honor building (100 34th Ave., Lincoln Park), now part of the Fine Arts Museums of San Francisco, is a double replica,

twice removed. It was built in 1924 (three-quarter scale) as a facsimile of the 1915 expo's French Pavilion, which was itself a facsimile of a Paris landmark dating to 1788. In fact, the original Palais de la Légion d'Honneur still stands in Paris on Rue de Lille in the 7th arrondissement.

The Marina Green, along Marina Boulevard, was known during the expo as the North Gardens. Back then, kids danced there, and a plane took off. These days, Ackley said, you look across the street to a row of 1920s homes. During the expo, "You'd be looking at a 65-foot-tall ivory-colored wall," with intricate portals, complemented by flags and domes.

Crissy Field (along Old Mason Street between the Warming Hut and Crissy Field Marsh) was the western edge of the expo. In fact, work crews carted in sand, mud and silt to cover marsh and dunes for a dry, even surface for racing. The area included an 18,000-seat grandstand, an oval for car- and horse-racing and a running track and athletic field inside the oval. After the expo, it became a military airfield. Now it's a grassy expanse that's part of Golden Gate National Recreation Area. It has views of the Golden Gate Bridge, which didn't go up until 1937.

In Golden Gate Park, near the Pioneer Log Cabin, stands the bronze statue "Pioneer Mother" by Charles Grafly. The artist produced it for the expo, and it was also part of the Golden Gate International Exposition (on the city's Treasure Island) in 1939 and 1940. The sculpture has been in its current location since 1940.

The 1915 expo's Court of Ages included eight massive murals on canvas — each 12 by 27 feet, depicting earth, air, fire and water — by painter Frank Brangwyn. In 1932, they were mounted on the walls of the War Memorial performing arts center's Herbst Theater, and there they remain. The theater is closed for renovation, with the murals covered by plywood until a reopening in the fall.

The California Historical Society (678 Mission St.) will stage an exhibition on the expo from Feb. 22 to Dec. 6, "City Rising: San Francisco and the 1915 World's Fair."

The society is also part of a show at the de Young Museum, 50 Hagiwara Tea Garden Drive, that displays 250 artworks from the 11,000 that were at the original expo, including some murals on canvas that haven't been seen for years. The show runs Oct. 17, 2015 to Jan. 10, 2016.

For more on expo centennial events: www.ppie100.org.

To read and see more about the city in 1915: "San Francisco's Jewel City: The Panama-Pacific International Exposition of 1915," by Laura A. Ackley, and "Panorama: Tales From San Francisco's 1915 Pan-Pacific International Exposition," by Lee Bruno.

Reminders of Panama-California Exposition in San Diego's Balboa Park

If you'd visited San Diego's Balboa Park in the last 79 years to climb the handsome California Tower and look for reminders of 1915 — well, never mind. You couldn't.

Although the tower is the park's most widely visible structure — and its most obvious artifact from the 1915 Panama-California Exposition — its interior was closed to the public in the 1930s for reasons that are no longer clear. But now, as San Diego celebrates the expo's centennial, the 200-foot-high tower is open again (to paying customers).

And even if you don't sign up for the climb, you'll see reminders of 1915 throughout the park's core area.

Some highlights:

The California Building (which includes the tower) was the centerpiece of the 1915 expo, and its exterior has become emblematic of the city. Its interior is home to the Museum of Man (special exhibitions in 2015: monsters, beer and instruments of torture). The building features a colorful tiled dome, an elaborately ornamented façade and St. Francis Chapel, a nondenominational chapel that's mostly used for weddings. As for the tower, daily 40-minute tours (weather permitting) started Jan. 1. Museum admission is $12.50 for adults, plus $10 for the tower tour. Info: californiatower.org.

The Botanical Building is a domed indoor-outdoor temple of redwood lath, fronted and reflected by a stately lily pond. The gardens inside feature cycads, ferns, orchids, palms and scores of other tropical plants. It's free, but it's closed Thursdays and holidays. (Among its neighbors: the San Diego Museum of Art, which looks like an expo building but isn't; and the Timken Museum, which looks like a Modernist interloper from 1965 and is.)

The buildings now known as the **Casa de Balboa**, the **Casa del Prado** and the **House of Charm** went up along the Prado promenade in 1915 as temporary structures, mostly of wood and plaster. They were supposed to be leveled soon after the fair closed. But people kept finding reasons to keep them (including another expo in 1935). Since 1967, a group called the Committee of One Hundred has raised funds and support for their reconstruction. Now, with the House of Hospitality, they house dozens of cultural enterprises, including the Museum of Photographic Arts; a model railroad museum; youth performing arts organizations; the Mingei International Museum, which focuses on folk art; a visitor center; and the park's premier restaurant, the Prado, whose cuisine might be described as "global eclectic."

The San Diego History Center (in the Casa de Balboa) has organized two exhibitions: "San Diego Invites the World: The 1915 Expo," to run Jan. 31, 2015 to March 31, 2016; and "Masterworks: Art of the Exposition Era," to run Jan. 16, 2015 to Jan. 3, 2016. The center is also screening a 30-minute documentary, "Balboa Park: The Jewel of San Diego," usually at 11 a.m. and 1 and 3 p.m. daily. Call (619) 232-6203 to be sure.

The Spreckels Organ Pavilion includes the Spreckels Organ, one of the world's largest outdoor organs, with 4,530 pipes. At 2 p.m. every Sunday, there's a free hourlong organ concert. Just about any time, the pavilion's seats give you a chance to sit and relax.

The San Diego Zoo, now a 100-acre landmark (zoo.sandiegozoo.org) with a sibling San Diego Zoo Safari Park near the northern end of San Diego County, was conceived during the second year of that first expo. Its first animals, including a bear named Caesar, are descended from a group that was displayed along the San Diego expo's Isthmus midway in 1916.

Cabrillo Bridge, designed as the expo's grand entrance, is a concrete span of seven arches over Cabrillo Canyon and California 163. It was closed to cars for seismic upgrades and other repairs in early 2014, but is now open to pedestrians, cyclists and cars approaching from the west on Laurel Street.

For more about centennial events: www.balboapark.org.

To read more: "Balboa Park and the 1915 Exposition," by Richard Amero.

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AGENDA ITEM 6 (b)
Treasure Island Development Authority
City and County of San Francisco
Meeting of January 14, 2015

Subject: Resolution Authorizing the Treasure Island Director to Execute an Electrical Interconnection Agreement with the Port of Oakland for the Use of the Davis Substation (Action Item).

Contact: Robert Beck, Treasure Island Director

BACKGROUND

In 1993, Naval Station Treasure Island ("NSTI"), consisting of both Treasure Island and portions of Yerba Buena Island, was designated for closure and disposition by the Base Realignment and Closure Commission acting under Public Law 101-510 and its subsequent amendments. The Department of Defense subsequently designated the City and County of San Francisco ("City"), and later TIDA, as the Local Reuse Authority ("LRA") responsible for the conversion of NSTI under the federal disposition process.

The City and the Navy entered into the Base Caretaker Cooperative Agreement executed March 12, 1997, as amended from time to time (collectively, the "Cooperative Agreement"), for the interim management and operation of NSTI during the disposition process. Under the Cooperative Agreement, the City agreed to assume certain responsibilities for (i) operation and maintenance for the water, waste water, storm water, electric and gas utility systems on the Base, security and public health and safety services, (iii) grounds and street maintenance and repair, and (iv) property management and caretaker services. These caretaker responsibilities were later assumed by TIDA in 1998.

Since 1997, the SFPUC has provided these utility services on NSTI on behalf of TIDA, including the operation and maintenance of the active NSTI utility systems and the delivery of utilities to the occupants and users of NSTI. SFPUC activities include delivery of electricity, gas, water, stormwater and the operation and maintenance of the existing wastewater treatment plant and related facilities and pipe network on NSTI.

Under a 1998 Interconnection Agreement with the Port of Oakland, electrical power is supplied to Treasure Island from the Davis Substation located on Port of Oakland property via overhead lines crossing the former Oakland Army Base and a submarine cable connecting Treasure Island to the mainland.

The Davis Substation was previously owned and used by the Navy to serve the electric

requirements of the Navy facilities at TI/YBI and the former Fleet and Industrial Supply Center in Oakland (FISCO), and the U.S. Department of the Army ("Army") at its former Oakland Army Reserve Base. By a Quitclaim Deed recorded with the Alameda County Clerk-Recorder on June 15, 1999, the Navy conveyed its interest in the FISCO including the Davis Substation to the Port of Oakland, subject to the covenant, among others, that the Port of Oakland continue to provide an interconnection point at and share in the capacity rights of the Davis Substation pursuant to the 1998 Interconnection Agreement.

The 1998 Interconnection Agreement provides a delivery point for WAPA power and the use of at least 33 percent of the Davis Substation capacity rated at 40 megavolt-amperes ("mVa"), which is calculated to be 13.34 mVa. The 1998 IA stipulated a fixed charge of $37,500 per year with an annual escalation based on the San Francisco area CPI.

After the conveyance of the Oakland Army Reserve Base from the Army to the City of Oakland in October 2008, the City of Oakland entered into an agreement with the Port of Oakland for use of the Davis Substation. With three parties sharing the capacity of the substation, the Port of Oakland performed an assessment of its historical costs in operating and maintaining the Davis Substation and determined that its actual apportioned expenses exceeded the payments made by the City under the 1998 Interconnection Agreement.

With a new Interconnection Agreement being negotiated, the Port of Oakland continued to bill the City the 1998 Interconnection Agreement fixed charge and accrued an operating deficit of $567,792. It was determined that the outstanding receivable amount will be payable in four equal installments on annual basis through the first four years on the new Interconnection Agreement.

The funding to cover the costs associated with the use of the Port of Oakland's Davis Substation and the services provided by the Port of Oakland have been and will continue to be recovered through the Treasure Island electric utility charges.

DISCUSSION

The 1998 Interconnection Agreement with the Port of Oakland expires upon transfer of Treasure Island and Yerba Buena Island from the Navy to the City so a replacement agreement is required to allow continued use of the Davis electric transmission substation as a point of delivery for power to the Islands.

Under the Draft Interconnection Agreement TIDA and the SFPUC would jointly enter into a long-term interconnection agreement with the Port of Oakland, which would:

(1) Replace the existing 1998 Interconnection Agreement with the Port of Oakland which provides for the use of the Davis Substation and will terminate with the land transfer of Treasure Island and Yerba Buena Island ("TI/YBI");

(2) Contract with the Port of Oakland to continue the use of the Davis Substation capacity and associated electric services for a term of 20-years at an annual charge of $125,000

with an annual escalation based on the San Francisco Area Consumer Price Index ("CPI") and the payment of $567,792 for uncollected operation and maintenance charges by the Port of Oakland from October 2008; and

(3) Provide a contractual path to a point of delivery for the low-cost Federal National Defense Act ("NDA") power supplied by the U.S Department of Energy's Western Area Power Administration ("WAPA") to TI/YBI.

RECOMMENDATION

Staff recommends approval of this Interconnection Agreement between the Treasure Island Development Authority, the San Francisco Utilities Commission, and the Port of Oakland for continued Use of the Davis Substation to provide electrical power for service demands of Treasure Island and Yerba Buena Island.

EXHIBITS

A. Draft Interconnection Agreement

Prepared by Robert Beck, Treasure Island Director

RESOLUTION NO. _____

[Davis Substation Electrical Interconnection Agreement with the Port of Oakland]

RESOLUTION AUTHORIZING THE TREASURE ISLAND DIRECTOR TO EXECUTE AN ELECTRICAL INTERCONNECTION AGREEMENT WITH THE PORT OF OAKLAND FOR THE USE OF THE DAVIS SUBSTATION.

WHEREAS, Former Naval Station Treasure Island is a military base located on Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by the United States of America, acting by and through the Department of the Navy; and,

WHEREAS, The Base was selected for closure and disposition by the Base Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its subsequent amendments; and,

WHEREAS, The City and County of San Francisco (the "City") and the United States Department of the Navy ("Navy") executed the Base Caretaker Cooperative Agreement on March 12, 1997, which has been amended from time to time (the "Cooperative Agreement"), for the management and operation of Treasure Island and Yerba Buena Island ("TI/YBI"), and in November 1998, the San Francisco Board of Supervisors adopted Resolution No. 938-98 authorizing the Treasure Island Development Authority ("TIDA") to enter into the Cooperative Agreement with the Navy and to assume responsibility for certain caretaker duties at TI/YBI including the operation, maintenance and repair of the Navy's utility systems; and

WHEREAS, The Cooperative Agreement includes various Functional Annexes that describe in detail the caretaker duties for which TIDA is responsible under the Cooperative Agreement, among which Functional Annex 6 - Utilities Services describes the operation and maintenance of the utility systems and the delivery of utilities to the occupants and users of TI/YBI; and

WHEREAS, Pursuant to the terms of the Cooperative Agreement, the San Francisco Public Utilities Commission ("SFPUC") has performed TIDA's responsibilities under Functional Annex 6 – Utilities Services – since 1997, including, without limitation, the operation and maintenance of the utility systems and the delivery of utilities services to TI/YBI; and,

WHEREAS, The San Francisco Public Utilities Commission ("SFPUC") purchases low-cost Federal National Defense Act ("NDA") power from the U.S Department of Energy's Western Area Power Administration ("WAPA") to provide electric service to Treasure Island and Yerba Buena Island ("TI/YBI"); and

WHEREAS, In 1998, the SFPUC entered into an interconnection agreement with the Port of Oakland to deliver WAPA power to Treasure Island via the Davis Substation, an electric transmission facility owned and operated by the Port of Oakland, where power is metered and transformed for use at TI/YBI; and

WHEREAS, The 1998 Interconnection Agreement expires with the conveyance of TI/YBI from the Navy to the City; and

WHEREAS, The proposed Interconnection Agreement IA provides for the continued use and sharing of at least one-third of the capacity of the Davis Substation and a point of delivery for the low-cost WAPA power to TI/YBI for a period of 20-years and annual charge of $125,000 with an annual escalation based on the San Francisco Area Consumer Price Index, and the payment of $567,792 for uncollected operation and maintenance charges by the Port of Oakland; now, therefore, be it

RESOLVED, That the Authority Board of Directors approves the Interconnection Agreement between TIDA and the Port of Oakland for the use of its Davis electric transmission substation in Oakland, California and as a point of delivery for the low-cost Federal NDA power supplied by the Western Area Power Administration to TI/YBI in substantially the form on file with the Board Secretary; and, be it

FURTHER RESOLVED, That the Authority Board of Directors authorizes the Treasure Island Director to enter into any additions, amendments or other modifications to the Easement Relocation Agreement that the Treasure Island Director determines, following consultation with the City Attorney, are in the best interests of the City, that do not materially increase the obligations or liabilities of the TIDA, that do not materially reduce the rights of the TIDA, and are necessary or advisable to complete the transactions contemplated by the Memorandum of Understanding, such determination to be conclusively evidenced by the execution and delivery by the Treasure Island Director of the documents.

CERTIFICATE OF SECRETARY

I hereby certify that I am the duly elected Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on January 15, 2015.

_____

Jean-Paul Samaha, Secretary

AGENDA ITEM 6 (c)
Treasure Island Development Authority City and County of San Francisco Meeting of January 14, 2015

Subject: Resolution Authorizing the Treasure Island Director to Execute an Electrical relocation easement agreement with the Port and City of Oakland (Action Item).

Contact: Robert Beck, Treasure Island Director

BACKGROUND

In 1993, Naval Station Treasure Island ("NSTI"), consisting of both Treasure Island and portions of Yerba Buena Island, was designated for closure and disposition by the Base Realignment and Closure Commission acting under Public Law 101-510 and its subsequent amendments. The Department of Defense subsequently designated the City and County of San Francisco ("City"), and later TIDA, as the Local Reuse Authority ("LRA") responsible for the conversion of NSTI under the federal disposition process.

The City and the Navy entered into the Base Caretaker Cooperative Agreement executed March 12, 1997, as amended from time to time (collectively, the "Cooperative Agreement"), for the interim management and operation of NSTI during the disposition process. Under the Cooperative Agreement, the City agreed to assume certain responsibilities for (i) operation and maintenance for the water, waste water, storm water, electric and gas utility systems on the Base, security and public health and safety services, (iii) grounds and street maintenance and repair, and (iv) property management and caretaker services. These caretaker responsibilities were later assumed by TIDA in 1998.

Since 1997, the SFPUC has provided these utility services on NSTI on behalf of TIDA, including the operation and maintenance of the active NSTI utility systems and the delivery of utilities to the occupants and users of NSTI. SFPUC activities include delivery of electricity, gas, water, stormwater and the operation and maintenance of the existing wastewater treatment plant and related facilities and pipe network on NSTI.

Electrical power is supplied to Treasure Island from the Davis Substation located on Port of Oakland property via overhead lines crossing the former Oakland Army Base and a submarine cable connecting Treasure Island to the mainland. Portions of the former Oakland Army Base where these overhead lines are located have been turned over by the Department of Defense to the City and Port of Oakland for redevelopment, but the Navy reserved easements for the overhead electrical lines in the 2003 and 2007 quitclaim deeds making the transfers to City and Port of Oakland respectively.

In planning for the redevelopment of the former Oakland Army Base property, the City of

Oakland has proposed to reroute and underground portions of the overhead electrical lines reserved by the Navy, and approached TIDA and the Navy in 2012 to propose the relocation. A diagram illustrating the location of the overhead lines and the segments proposed to be relocated and undergrounded is attached as Exhibit A.

DISCUSSION

In evaluating the City of Oakland's proposal, SFPUC has recommended that TIDA request the City of Oakland install additional conduit to provide capacity for the projected future demands on Treasure Island. Having the City of Oakland install these conduits at this time in conjunction with the undergrounding work was estimated by SFPUC staff to reduce the cost of installation by more than half compared with the cost of installing the conduits at a later date under a separate contract and ensures that the conduits are appropriately spaced relative to other facilities being installed in the joint trench by the City of Oakland to benefit the Port of Oakland, PG&E and other utilities.

TIDA staff, in consultation with SFPUC staff and the City Attorney, have negotiated an Easement Relocation Agreement, a copy of which is on file with the Board Secretary, allowing the City of Oakland to relocate and underground of the electrical lines, install at TIDA's expense additional conduit for TIDA's future use, and provide revised perpetual easements from the City and Port of Oakland to TIDA superseding the 2003 and 2007 quitclaim easements.

TIDA's primary interest in the negotiations has been to preserve its easement rights to provide for the continued supply of electrical power to the Treasure Island. The proposed undergrounding by the City of Oakland will replace aged infrastructure with new conduits and conductors and the undergrounded lines will be better protected and therefore more reliable than overhead lines. Finally, the additional conduits for TIDA's future use will be installed by the City of Oakland for a fraction of the cost that the TIDA would incur to install the conduits at a later date. Under the Agreement TIDA will reimburse Oakland $432,535.50 for the estimated cost of the additional conduits installed for TIDA's future benefit. Funding for this reimbursement was included in TIDA's annual budget for FY 14/15.

RECOMMENDATION

Staff recommends approval of this Easement Relocation Agreement between the Treasure Island Development Authority and the City and Port of Oakland allowing the relocation and undergrounding of existing lines and securing replacement easements and improvements to provide for the future electrical service demands of Treasure Island and Yerba Buena Island.

EXHIBITS

A. Electrical Easement Diagram
B. Easement Relocation Agreement

Prepared by Robert Beck, Treasure Island Director

EASEMENT RELOCATION AGREEMENT

This Easement Relocation Agreement (this "Relocation Agreement") is made by and among the CITY OF OAKLAND, a municipal corporation, acting by and through its City Council ("Oakland"), the UNITED STATES OF AMERICA, acting by and through the DEPARTMENT OF THE NAVY ("Grantee" or "Navy"), the TREASURE ISLAND DEVELOPMENT AUTHORITY, a nonprofit public benefit corporation ("TIDA"), and the CITY OF OAKLAND, a municipal corporation, acting by and through its Board of Port Commissioners ("Port"), as of _____, 2015 (the "Effective Date").

RECITALS

A. Pursuant to that Quitclaim Deed dated August 7, 2003, recorded on August 8, 2003, as Document No. 2003466370 (the "2003 Quitclaim Deed"), the United States of America, acting by and through the Secretary of the Army, granted certain real property commonly known as the former Oakland Army Base ("OAB") in Oakland, Alameda County, California to the Oakland Base Reuse Authority ("OBRA"), reserving to itself and its successors and assigns, an assignable easement to construct, operate, inspect, maintain, repair, remove and replace overhead and underground electric lines, poles, conduits and appurtenant facilities and equipment over and across a portion of such property (the "2003 Easement Area"), as more particularly described in the 2003 Quitclaim Deed, together with rights of ingress and egress as set forth in the 2003 Quitclaim Deed (the "2003 Easement"). The 2003 Easement provides that it will remain in effect until September 30, 2008 or until a successor agreement with the Navy replaces the 2003 Easement, whichever is later. The 2003 Quitclaim Deed further contemplated that Oakland could relocate the 2003 Easement at no cost to the Navy, and in the event of a relocation, then Oakland shall convey a substitute easement to the Navy for the replacement lines and ownership of the replacement lines would rest with the Navy or its successors or assigns.

B. In accordance with that Oakland Army Base Title Settlement and Exchange Agreement dated June 30, 2006, recorded on August 7, 2006 in the Alameda County Recorder's Office as Document No. 2006301845, Oakland, OBRA and the Port quitclaimed to the State of California their respective interests in portions of the 2003 Quitclaim property.

C. Pursuant to that State of California Patent dated June 30, 2006, recorded on August 7, 2006 in the Alameda County Recorder's Office as Document No. 200630150, the State of California quitclaimed all of its right, title and interest in portions of Maritime Street and portions of the OAB to Oakland. One parcel conveyed to Oakland is subject to (i) the public trust for commerce, navigation, and fisheries, and (ii) the terms and conditions of Chapter 657, Statutes of 1911 and Chapter 664, Statutes of 2005, both as amended (collectively, the "Trust Restrictions").

D. Pursuant to that State of California Patent dated June 30, 2006, recorded on August 7, 2006 in the Alameda County Recorder's Office as Document No. 2006301849, the State of California quitclaimed all of its right, title and interest in portions of Maritime Street and portions of the OAB situated easterly of Maritime Street to the Port subject to the Trust Restrictions. The 2003 Easement Area runs through portions of Port parcels subject to the Trust

Restrictions. The rights of the United States under the 2003 Easement predated the trust exchange, and the parties understand the State of California, Oakland and the Port all took title subject to the pre-existing encumbrance created by those rights, including the right to future relocation.

E. Pursuant to that Quitclaim Deed dated June 21, 2007, recorded on June 29, 2007 as Document No. 2007243218 (the "2007 Quitclaim Deed"), the United States of America, acting by and through the Secretary of the Army, granted certain real property adjacent to the OAB to the Port, reserving to itself and its successors and assigns, an assignable easement to construct, operate, inspect, maintain, repair, remove and replace overhead and underground electric lines, poles, conduits and appurtenant facilities and equipment over and across a portion of such property (the "2007 Easement Area"), as more particularly described in the 2007 Quitclaim Deed, together with rights of ingress and egress as set forth in the 2007 Quitclaim Deed (the "2007 Easement"). The 2007 Easement provides that it will remain in effect until September 30, 2008 or until a successor agreement with the Navy replaces the 2007 Easement, whichever is later. The 2007 Quitclaim Deed further contemplated that the Port could relocate the 2007 Easement at no cost to the Navy, and in the event of a relocation, then the Port shall convey a substitute easement to the Navy for the replacement lines and ownership of the replacement lines would rest with the Navy or its successors or assigns. [*did the Port convey to and receive back from the State the 2007 quitclaim property as part of Oak to 9th trust exchange? Is land subject to trust restrictions, or did the conveyance carve out the Navy easement?*]

F. Grantee's current overhead power facilities within the 2003 Easement Area and the 2007 Easement Area convey power to a submarine cable that traverses the San Francisco Bay to serve Treasure Island and Yerba Buena Island (together "Treasure Island"). Under the terms of a Cooperative Agreement between Grantee and TIDA, TIDA currently is responsible for maintaining and operating the utility systems serving Treasure Island. The City and County of San Francisco ("San Francisco"), acting through its Public Utilities Commission ("SFPUC"), maintains and operates such systems as the contract utility operator for TIDA. Under the Economic Development Conveyance Memorandum of Agreement between Navy and TIDA dated as of July 2, 2014, the Navy intends to transfer portions of Treasure Island to TIDA for development of a mixed-use project that was approved by the City and County of San Francisco in June 2011. In connection with this development, the Navy intends to transfer its rights under the 2003 Easement and the 2007 Easement to TIDA. Upon such transfer, TIDA shall become the "Grantee" under this Relocation Agreement.

G. Oakland is the successor owner in fee of the real property containing a portion of the 2003 Easement Area, and the Port is the successor owner in fee of real property containing the remaining portion of the 2003 Easement Area and all of the 2007 Easement Area. To accommodate the future development of the OAB, Oakland desires to temporarily relocate some of Grantee's overhead power facilities during Oakland's construction activities within the 2003 Easement Area and the 2007 Easement Area, and upon completion of the applicable construction activities, permanently relocate certain of Grantee's overhead power facilities to subsurface locations in property owned by Oakland and Port, respectively. Some of the existing power lines in the 2003 Easement Area will not be relocated or placed underground. Upon completion of the relocation and undergrounding work, Oakland will convey to Grantee a replacement easement for that portion of

the 2003 Easement Area located on Oakland's property and the Port will convey to Grantee a replacement easement for that portion of the 2003 Easement Area and all of the 2007 Easement Area located on Port's property, on the terms and conditions set forth herein. The replacement easements will result in a net reduction of easement footprint on lands subject to the Trust Restrictions, and substantial portion of the existing overhead lines on trust lands will be replaced with underground lines.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, the parties agree as follows:

AGREEMENT

1. Temporary Relocation.

(a) Temporary Easement. To facilitate the future development of the OAB, Oakland has requested and Grantee has agreed to allow Oakland to temporarily relocate Grantee's overhead electrical facilities, consisting of three (3) #397.5 MCM bare, aluminum, conductors and associated poles/towers, that are located within the portions of the 2003 Easement Area and 2007 Easement Area depicted on Exhibit A (the "Affected Facilities") to the temporary easement location depicted on Exhibit B (the "Temporary Easement Area") until such time as Oakland permanently relocates Grantee's Affected Facilities to the Relocated Easement Premises (as defined in Section 2(a)) and the Grantee accepts the same in accordance with this Relocation Agreement. Oakland hereby conveys to Grantee a temporary easement (the "Temporary Easement") to construct, install, operate, inspect, maintain, repair, remove and replace, from time-to-time, the Affected Facilities, above and below ground, and additional facilities as permitted under the 2003 Easement in that portion of the Temporary Easement Area located on Oakland's property, and assigns to Grantee its rights under Oakland's agreement with the Port to use that portion of the Temporary Easement Area located on Port property, for such purpose. The term of the Temporary Easement shall commence upon the Effective Date of this Relocation Agreement and shall expire on the Acceptance Date (as defined in Section 2(g)). Grantee acknowledges that the terms related to environmental conditions described in Exhibit 4 to the form Easement that is attached hereto as Exhibit C (denoted herein as "Exhibit C-4") apply to the Temporary Easement Area as well as the Relocated Easement Premises and Existing Easement Premises (defined in Section 2(a) below).

(b) Temporary Relocation Work. Oakland shall perform the relocation of the Affected Facilities at its sole cost, with its own contractors, in accordance with plans and specification approved by Grantee in advance (the "Temporary Relocation Work"). If TIDA performs any disconnection or connection work in connection with the Temporary Relocation Work, Oakland and TIDA will agree upon the scope of work in advance and Oakland will reimburse TIDA for such work.

(c) Unaffected Facilities. Grantee's existing above ground electric utility lines and facilities, in the Existing Easement Premises, will not be relocated under this Relocation Agreement and shall remain in their existing location following the temporary and permanent relocation work described in this Relocation Agreement.

2. Permanent Facilities; Relocated Easement Premises.

(a) Easement Agreement. On the Acceptance Date, Oakland and the Port shall each record an easement agreement (collectively, the "Easement Agreement") in substantially the form attached hereto as Exhibit C, over their respective portions of the property described and depicted in Exhibit C-1 (the "Relocated Easement Premises") and the property described and depicted in Exhibit C-2 (the "Existing Easement Premises"), conveying to Grantee an assignable, permanent, non-exclusive easement for the purpose of constructing, installing, operating, inspecting, maintaining, repairing, removing and replacing, from time to time, (i) within the Relocated Easement Premises, three (3) underground six-inch (6") diameter conduits, electrical lines within the conduits, pull boxes for such conduits (with surface access) of sufficient size, spacing and number to meet industry standards, and appurtenant facilities, together with the right to add additional electrical or upgraded electrical lines as needed to serve Treasure Island (including the right to place electrical facilities and equipment above ground when needed in connection with any emergency or any repair work, as needed to maintain continuous electrical service to Treasure Island), and (ii) within the Existing Easement Premises, overhead and underground electrical lines, poles, conduits and appurtenant facilities and equipment (collectively, the "Easement"), as depicted in Exhibit D. The Easement shall include rights of ingress and egress by public street, or other means of access as designated with respect to their respective properties by the Port or by Oakland, and access to adjacent areas as reasonably necessary in order to exercise the foregoing easement rights. The parties' rights and obligations relating to the Easement shall be in accordance with and subject to the requirements and limitations of this Relocation Agreement and, upon recordation, the requirements and limitations of the Easement Agreement.

(b) Joint Trench. TIDA and Navy hereby acknowledge and agree that in the Relocated Easement Premises, the Grantee Facilities, as defined in subsection (c) below, shall be located within a trench that will house other utility and electrical conduits (the "Joint Trench"), including, without limitation, four (4) conduits for electrical lines belonging to the Port, one of which will contain three (3) 1000 MCM copper conductors in accordance with the Approved Plans and Specifications (defined in Section 2(e) below).

(c) Permanent Relocation Work for Grantee. Oakland shall install, or cause to be installed, the following improvements in the Joint Trench for the benefit and use of Grantee (collectively, the "Permanent Relocation Work") as follows:

(i) one (1) six-inch (6") diameter conduit within which Oakland shall install three (3) 1100 MCM aluminum insulated conductors;

(ii) one (1) empty, six-inch (6") diameter conduit for Grantee's use; and

(iii) one (1) empty, six-inch (6") diameter conduit for Grantee's use.

The facilities described in item (i) shall be referred to herein as the "Replacement Facilities." The facilities described in items (ii) and (iii) shall be referred to herein, individually, as a "Betterment" and, collectively, as the "Betterments." The Replacement Facilities, Betterments

and other facilities installed from time-to-time within the Joint Trench by or for Grantee shall be referred to herein collectively as the "Grantee Facilities."

(d) Permanent Relocation Work for Oakland and Port. Oakland shall install, or cause to be installed, the following improvements in the Joint Trench for the benefit and use of Oakland and the Port: four (4) conduits for electrical lines belonging to the Port, with one such Port conduit containing three (3) 1000 MCM copper conductors as shown in the Approved Plans and Specifications (defined in Section 2(e) below) (collectively, the "Port Facilities") together with other conduits and improvements as shown in the Approved Plans and Specifications. With respect to the Port Facilities, the provisions of this Relocation Agreement relate solely to the design and installation of the Port Facilities by Oakland and shall be subject to the terms of the First Amended and Restated Cost Sharing Agreement between Oakland and the Port, dated June 19, 2012, as amended from time-to-time.

(e) Approved Plans and Specifications: Notices. Oakland shall cause the construction and installation of the Grantee Facilities and the Port Facilities, including all pull boxes (with surface access) and appurtenant facilities, to be performed in accordance with plans and specifications described in Exhibit E (the "Approved Plans and Specifications"). If any party proposes alterations or changes to the Approved Plans and Specifications before the Acceptance Date, Oakland agrees to notify in writing the Navy, TIDA and the Port, and Oakland shall not make any such alteration without the approval in writing by the Navy, TIDA and the Port, which approval shall not be unreasonably withheld or delayed. If any Party objects to the proposed alteration or change, the parties shall meet and confer in good faith to see if there is a reasonable accommodation that does not limit or adversely impact the other parties.

All requests for approval, and all notifications under this Easement Relocation Agreement, shall be sent as follows:

If to TIDA: Treasure Island Development Authority
Treasure Island Building One
One Avenue of the Palms, Suite 241
San Francisco, California 94130
Attn: Treasure Island Director

with copy to: San Francisco City Attorney's Office
City Hall, Rm. 234
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Attn: Real Estate Team (Treasure Island Project)

and to: San Francisco Public Utilities Commission
525 Golden Gate Ave., 7th Floor
San Francisco, CA 94102
Attn: Samuel Larano

If to NAVY: NAVFAC HQ Base Realignment and Closure
Program Management Office West
1455 Frazee Road, Suite 900
San Diego, California 92108-4310
Attn: Director

If to OAKLAND: City of Oakland
250 Frank H. Ogawa Plaza, Suite 3330
Oakland, CA 94612
Attn: City Administrator (Oakland Army Base)

With copies to: Oakland City Attorney's Office
One Frank H. Ogawa Plaza, Sixth Floor
Oakland, CA 94612
Attn: Deputy City Attorney (Oakland Army Base)

If to the PORT: Barry MacDonnell
Port Engineering Project Design & Delivery
Port of Oakland
530 Water Street
Oakland, CA 94607
Email: bmacdonnell@portoakland.com

If the Navy, TIDA or Port does not respond to Oakland's request for approval within fifteen (15) business days following receipt, Oakland shall send a second notice to the party that failed to respond. Such party shall be deemed to have approved the requested change if it fails to respond to the second notice within five (5) business days following receipt. If the Navy, TIDA or Port objects to a proposed change, it shall state the reason for its objection with specificity. Oakland, the Navy and TIDA agree to act in good faith and reasonably in all matters relating to this Relocation Agreement. Without limiting the foregoing, the parties agree that (i) the design, construction and use of conduits in the Relocated Easement Premises shall be subject to the California Public Utilities Commission standards for separation of utilities, (ii) the Port's design criteria loading of 135 kips (equivalent to 150 psi over a 30" x 30" tire area) shall be satisfied for all subsurface structures in the Joint Trench, (iii) the total load in the Grantee Facilities shall not exceed 20.7 MVA unless approved in writing by Oakland and/or the Port as provided in the Easement Agreement, and (iv) the total load in the Grantor Facilities shall not exceed 34.8 MVA unless approved in writing by TIDA and the Navy in the Easement Agreement.

(f) Cost Allocation. TIDA shall pay Oakland for a portion of the cost of the Betterments and certain additional costs to Oakland for increasing the size of the conductors that will be utilized in the Port Facilities to the size set forth in the Approved Plans and Specifications in the total amount of $432,535.50 (the "TIDA Payment"). Oakland shall bear the remaining cost of design, materials and installation of the Replacement Facilities, Betterments, the Port Facilities, and the cost to remove Grantee's existing facilities from the 2003 Easement Area, the 2007 Easement Area and Temporary Easement Area following the Acceptance Date, and any

and all cost overruns or change orders resulting from unknown conditions, or to correct work that is defective or that fails to meet SFPUC standards or Approved Plans and Specifications.

Oakland shall reasonably consider any change orders requested by Navy, Port or TIDA, but shall not be required to accept such change orders. Any change orders requested by TIDA, Port or the Navy shall be paid by the party requesting the change order. TIDA and Oakland hereby acknowledge and agree that the Port has no obligation or responsibility to pay for or reimburse any portion of the Temporary Relocation Work or the Permanent Relocation Work, including, without limitation, any costs associated with the Replacement Facilities or Betterments, but shall be responsible to pay for the cost of any Port-initiated change orders.

(g) Acceptance. Upon Oakland's completion of the Permanent Relocation Work and the required testing of the Replacement Facilities in accordance with the Approved Plans and Specifications, Oakland shall notify the Navy and TIDA of such completion, and provide a certificate from the lead project engineer confirming the completion of the Permanent Relocation Work in accordance with the approved plans and specifications and applicable law. Within five (5) business days following such notification, the Navy and TIDA may perform such review and inspection of the Permanent Relocation Work as they deem necessary or appropriate, and shall notify Oakland of any known deficiencies. When the Navy and TIDA agree that the Permanent Relocation Work has been completed in accordance with this Relocation Agreement, which agreement shall not be unreasonably withheld or delayed, they shall notify Oakland of their acceptance of the Permanent Relocation Work, with a copy to the Port. Oakland and the Port will then notify First American Title Company (the "Title Company") and request the recordation of the Easement Agreement, including the release and relinquishment of Grantee's interest in the 2003 Easement Area and the 2007 Easement Area; provided, such recordation will be conditioned upon the Title Company's willingness to issue, upon payment by TIDA of the Title Company's standard fee, a CLTA Title Insurance Policy in the amount of $1,000,000, such policy in a form reasonably acceptable to Grantee, insuring its interest in the Easement Premises without any senior encumbrance which could wipe out the Easement upon foreclosure or other remedial action, subject to the public trust for commerce, navigation & fisheries and the legislative grants imposing such public trust. Any party requesting title insurance on the Acceptance Date shall be responsible for payment of the Title Company's fee for such policy. Upon the recordation of the Easement and the TIDA Payment (the date when the later of the two has occurred shall be referred to as the "Acceptance Date"), the Navy shall own the Replacement Facilities and TIDA shall own the Betterments (unless the Navy has, before the Acceptance Date, transferred its interest in the 2003 Easement and the 2007 Easement to TIDA, in which case TIDA will own both the Replacement Facilities and the Betterments on the Acceptance Date). Notwithstanding the foregoing, in no event shall the TIDA Payment be made later than the date that occurs fifteen (15) calendar days after the date that the Easement is recorded. This Relocation Agreement shall expire as of the Acceptance Date and all parties shall be relieved of any further obligations arising under this Relocation Agreement except those that expressly survive the expiration hereof.

(h) Emergency Installation. In the event of an emergency, TIDA and the Navy may install above ground facilities or equipment on or near the Relocated Easement Premises to maintain the power supply to Treasure Island, provided that (i) any such above

ground facilities or equipment shall be temporary and maintained only so long as needed to address the emergency or perform the repair work and (ii) when the emergency repair work has ended, TIDA and/or the Navy shall remove any above ground facilities or equipment placed on the Relocated Easement Premises and return the Relocated Easement Premises to the condition it was in immediately prior to the emergency or commencement of the repair work insofar as the Relocated Easement Premises were damaged or altered by the emergency repair work – all at no cost to Oakland or the Port.

3. General Conditions for Performance of Work.

(a) Oakland shall cause its contractors to perform all work under this Relocation Agreement in a good and workmanlike manner, to SFPUC's standards and in accordance with the Approved Plans and Specifications and all applicable laws and regulations. Oakland shall follow all bidding and contracting procedures and requirements, including nondiscrimination provisions, the payment of prevailing wages, and the retention of payment and performance bonds as required by the approvals for the Oakland Army Base Gateway Redevelopment Project. Oakland shall not accept the Permanent Relocation Work and release the general contractor that performed such work before the Navy's and TIDA's approval. Oakland shall obtain standard warranties from the contractors that perform the work, in keeping with Oakland's standard practices, and shall diligently pursue any claims for faulty or defective work against such contractors during the warranty period.

(b) Each party to this Relocation Agreement shall have access to the construction site in the Temporary Easement Area and the Relocated Easement Premises and the right to inspect the work performed at all times, and to notify the party performing work of any objections to, or deficiencies in the work. The parties agree to meet and confer in good faith to resolve any differences with respect to the acceptability of work being performed. The Navy's, TIDA's, and the Port's rights to review and approve work shall not relieve Oakland or its contractors from any liability for negligence, errors or omissions associated with the work. During construction, no party shall take any action that will interfere with the delivery of electricity to Treasure Island (other than temporary, scheduled interruptions consistent with infrastructure repair and replacement projects). At all times before completion and operation of the Grantee Facilities, Oakland shall maintain the electrical lines and equipment in the Temporary Easement Area in good and safe order and condition, so as to maintain electrical service to Treasure Island.

(c) Upon the start of any work, Oakland shall cause its contractor to promptly prosecute the work to completion in accordance with the requirements of this Relocation Agreement.

(d) The Navy and TIDA acknowledge the existing environmental conditions described in Exhibit C-4 (the "Baseline Conditions"). Each party shall, in connection with any work on, or use of, the Relocated Easement Premises, comply with the applicable protocols, procedures and permit requirements relating to the Baseline Conditions, as more particularly described in Attachment C to the Easement. The provisions of this paragraph shall survive the expiration or earlier termination of this Relocation Agreement.

(e) Upon installation of the Replacement Facilities and Betterments, Oakland shall install above-ground markers identifying the location of the Replacement Facilities and Betterments. Before the Acceptance Date, Oakland shall deliver to each of the Navy, TIDA, and the Port one complete copy of final as-built drawings.

4. Indemnities.

(a) Oakland shall indemnify, defend, reimburse and hold harmless the Navy and TIDA, and their respective officers, agents, and employees from and against any and all demands, claims, legal or administrative proceedings, losses, costs, penalties, fines, liens, judgments, damages (actual, not punitive or special) and liabilities of any kind, including, but not limited to, injury to or death of any person or damage to or destruction of any property ("Claims"), arising in any manner out of (a) the Temporary Relocation Work or the Permanent Relocation Work, or (b) any failure by Oakland to faithfully observe or perform any of the terms, covenants or conditions of this Relocation Agreement, except to the extent any such Claims are caused by the Navy or TIDA, or both, or their agents. The Port shall indemnify, defend, reimburse and hold harmless the Navy and TIDA, and their respective officers, agents, and employees, from and against any and all Claims, arising in any manner out of any failure by the Port to faithfully observe or perform any of the terms, covenants or conditions of this Relocation Agreement, except to the extent such Claims are caused by the Navy or TIDA or their agents.

(b) TIDA shall indemnify, defend, reimburse and hold harmless Oakland and the Port, and their respective officers, agents, and employees (collectively, the "Oakland/Port Indemnified Parties") from and against any and all Claims, arising in any manner out of any failure by TIDA to faithfully observe or perform any of the terms, covenants or conditions of this Relocation Agreement, except to the extent such Claims are caused by Oakland or the Port or their agents.

(c) The indemnity obligations under this Section 4 shall include, without limitation, the duty to pay or reimburse all reasonable attorneys' fees (including in-house counsel fees) and court costs as well as all experts' and consultants' fees and all other costs associated with such Claim or Claims (collectively, "Costs"), and shall survive the expiration or other termination of this Relocation Agreement.

5. Notices. Except as otherwise expressly provided herein, any notices given under this Relocation Agreement shall be effective only if in writing and given by delivering the notice in person, by sending it first class mail or certified mail with a return receipt requested, or by a nationally-recognized overnight courier that guarantees next-business-day delivery and provides a receipt, with postage prepaid, addressed as follows (or to such alternative address as may be provided in writing):

TIDA: Treasure Island Development Authority
Treasure Island Building One
One Avenue of the Palms, Suite 241
San Francisco, California 94130
Attn: Robert Beck, Treasure Island Director

with copy to:	San Francisco City Attorney's Office City Hall, Rm. 234 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102 Attn: Real Estate Team
NAVY:	NAVFAC HQ Base Realignment and Closure Program Management Office West 1455 Frazee Road, Suite 900 San Diego, California 92108-4310 Attn: Director
OAKLAND:	City of Oakland 250 Frank H. Ogawa Plaza, Suite 3330 Oakland, CA 94612 Attn: Doug Cole, Army Base Project Manager III
With copies to:	Oakland City Attorney's Office One Frank H. Ogawa Plaza, Sixth Floor Oakland, CA 94612 Attn: Dianne Millner, Deputy City Attorney
PORT:	Port of Oakland 530 Water Street Oakland, CA 94607 Attn: Director of Maritime
with copies to:	Chris Chan Director of Engineering Port of Oakland 530 Water Street, 2d Floor Oakland, CA 94607 And Port Attorney's Office 530 Water Street, 4th Floor Oakland, CA 94607 Attn: Donnell W. Choy, Deputy Port Attorney

Correctly addressed notices given by a method that provides confirmation of delivery shall be deemed given on the date of the confirmed delivery.

6. Amendments. This Relocation Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by each of the parties.

7. Construction and Interpretation. It is agreed and acknowledged by the parties that the provisions of this Relocation Agreement have been arrived at through negotiation, and that each of the parties has had a full and fair opportunity to revise the provisions of this Relocation Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Relocation Agreement.

8. Waiver. No waiver by any party of any of the provisions of this Agreement shall be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. The waiver, at any time, by a party of any of its rights under this Agreement shall not be deemed a waiver with respect to any subsequent default or other matter.

9. Severability. If any provision of this Relocation Agreement proves to be illegal, invalid or unenforceable, the remainder of this Relocation Agreement will not be affected by such finding, and in lieu of each provision of this Relocation Agreement that is illegal, invalid or unenforceable, a provision will be added as a part of this Relocation Agreement as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

10. Successors and Assigns. No party shall transfer its rights and obligations under this Relocation Agreement without the consent of the other parties, which consent shall not be unreasonably withheld or delayed; provided, however, that the rights and obligations of the Navy may be transferred to its successors and assigns without the need for such consent.

11. Authority to Execute Agreement. Each person signing this Relocation Agreement on behalf of a party represents that he or she has the legal authority to enter into this Relocation Agreement on behalf of that party and that the party has the legal authority to perform its obligations hereunder.

12. Counterparts. This Relocation Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13. Governing Law. This Relocation Agreement shall be governed by and interpreted in accordance with Federal law and the laws of State of California, to the extent applicable. However, in the event of a dispute under this Relocation Agreement involving the Navy, if there is a conflict between Federal law and California law, the Federal law will govern. As to all other disputes between the Parties that do not include the Navy, the laws of the State of California shall govern.

14. Notification of Limitations on Contributions. Oakland acknowledges that it is aware of Section 1.126 of the San Francisco Campaign and Governmental Conduct Code, which prohibits any person who contracts with TIDA for the rendition of personal services or for the furnishing of any material, supplies or equipment to TIDA, from making any campaign contribution to (a) an individual holding a City and County of San Francisco elective office if the contract must be approved by the individual, a board on which that individual serves, or a

board on which an appointee of that individual serves, (b) a candidate for the office held by such individual, or (c) a committee controlled by such individual, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for such contract or six months after the date the contract is approved. The foregoing restriction applies only if the contract or a combination or series of contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of $50,000 (fifty thousand dollars) or more. The prohibition on contributions applies to each prospective party to the contract; each member of contractor's board of directors; contractor's chairperson, chief executive officer, chief financial officer, and chief operating officer; any person with an ownership interest of more than 20 percent in contractor; any subcontractor listed in the bid or contract; and any committee that is sponsored or controlled by contractor. Additionally, Oakland acknowledges that it must inform each of the persons described in the preceding sentence of the prohibitions contained in Section 1.126.

15. Conflicts of Interest. Through its execution of this Relocation Agreement, Oakland acknowledges that it is familiar with the provisions of Section 15.103 of the San Francisco Charter, Article III, Chapter 2 of the City's Campaign and Governmental Conduct Code, and Sections 87100 et seq. and Sections 1090 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitute a violation of said provisions.

16. Miscellaneous. (a) This instrument (including the exhibit(s) hereto) contains the entire agreement between the parties regarding the subject matter of this Relocation Agreement, and all prior written or oral negotiations, discussions, understandings and agreements are merged herein. (b) The section and other headings of this Relocation Agreement are for convenience of reference only and shall be disregarded in the interpretation of this Relocation Agreement. (c) Time is of the essence in all matters relating to this Relocation Agreement. (d) Notwithstanding anything to the contrary contained in this Relocation Agreement, no officer or employee of TIDA has authority to commit TIDA to this Relocation Agreement unless and until a resolution of TIDA's Board shall have been duly adopted approving this Relocation Agreement. (e) This Relocation Agreement does not create a partnership or joint venture between any of the parties. (f) The Recitals set forth above are made a part of this Relocation Agreement. (g) In accordance with applicable law, there shall be no obligation for the payment or expenditure of money by TIDA unless the San Francisco Controller first certifies that there is a valid appropriation from which the expenditure may be made and that unencumbered funds are available to pay the expenditure.

17. Exhibits. The following exhibits are a part of, and are hereby incorporated into, this Relocation Agreement:

Exhibit A	Depiction of Affected Facilities
Exhibit B	Depiction of Temporary Easement Area
Exhibit C	Form of Easement
Exhibit 1	Description and Depiction of Relocated Easement Premises

Exhibit 2	Description and Depiction of Existing Easement Premises
Exhibit 3	As-Built Plans and Specifications
Exhibit 4	Environmental Terms
	Attachment 1: Index of Reports Attachment 2: CRUP
Exhibit D	Depiction of Easement
Exhibit E	Approved Plans and Specifications

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Relocation Agreement as of the dates set forth below.

OAKLAND:

Dated: ____ ___, 2015

CITY OF OAKLAND, a municipal corporation, acting by and through its City Council

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM
AND LEGALITY:

BARBARA PARKER,
City Attorney

By _____
Deputy City Attorney

NAVY:

Dated: __ __, 2015

UNITED STATES OF AMERICA,
acting by and through the DEPARTMENT OF THE NAVY

By: _____
Name: _____
Title: _____

TIDA:

Dated: _____, 2015

TREASURE ISLAND DEVELOPMENT AUTHORITY, a nonprofit public benefit corporation

By: _____
Name: _____
Title: _____

TIDA Board Resolution No. _____
Approved on _____, 2015

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____
Charles Sullivan
Deputy City Attorney

PORT: Dated: _____, 2015	**CITY OF OAKLAND,** a municipal corporation, acting by and through its Board of Port Commissioners By: _____ Name: _____ Title: _____
APPROVED AS TO FORM AND LEGALITY: DANNY WAN, Port Attorney By _____ Deputy Port Attorney	

EXHIBIT A
to Relocation Agreement
Depiction of Affected Facilities

[See Attached]

EXHIBIT B
to Relocation Agreement
Depiction of Temporary Easement Area

[See Attached]

EXHIBIT C
to Relocation Agreement
Form of Easement Agreement

WHEN RECORDED, RETURN TO:

United States Department of the Navy

_____

Attn: _____

GRANT OF EASEMENT AGREEMENT

This Grant of Easement Agreement ("Easement Agreement") is made by the _____ [*Oakland or the Port]* ("Grantor"), for the benefit of UNITED STATES OF AMERICA, acting by and through the DEPARTMENT OF THE NAVY "Navy"), and the TREASURE ISLAND DEVELOPMENT AUTHORITY, a nonprofit public benefit corporation ("TIDA", together with the Navy, "Grantee"). Grantor and Grantee are referred to herein collectively as the "Parties" and individually as a "Party").

RECITALS

A. Pursuant to that Quitclaim Deed for No-Cost Economic Development Conveyance Parcel County of Alameda, California dated August 7, 2003, recorded on August 8, 2003, as Document No. 2003466370 (the "2003 Quitclaim Deed"), the United States of America, Acting by and through the Secretary of the Army, granted certain real property commonly known as the former Oakland Army Base ("OAB") in Oakland, Alameda County, California to the Oakland Base Reuse Authority, reserving to the Navy and the Navy's successors and assigns an assignable easement to construct, operate, inspect, maintain, repair, remove and replace overhead and underground electric lines, poles, conduits and appurtenant facilities and equipment over, under and within a portion of such property (the "2003 Easement Area"), as more particularly described in the 2003 Quitclaim Deed, together with rights of ingress and egress (the "2003 Easement"). The 2003 Easement provides that it will remain in effect until September 30, 2008 or until a successor agreement with the Navy replaces the 2003 Easement, whichever is later. The 2003 Quitclaim Deed further contemplated that Oakland could relocate the 2003 Easement at no cost to the Navy, and in the event of a relocation, then Oakland shall convey a substitute easement to the Navy for the replacement lines and ownership of the replacement lines would rest with the Navy or its successors or assigns.

B. In accordance with that Oakland Army Base Title Settlement and Exchange Agreement dated June 30, 2006, recorded on August 7, 2006 in the Alameda County Recorder's Office as Document No. 2006301845, Oakland, OBRA and **[For the City Easement Only:** *the City of Oakland, acting by and through its Board of Port Commissioners (the "Port")]* quitclaimed to the State of California their respective interests in portions of the 2003 Quitclaim Property.

C. Pursuant to that State of California Patent dated June 30, 2006, recorded on August 7, 2006 in the Alameda County Recorder's Office as Document No. 2006301850, the State of California quitclaimed all of its right, title and interest in portions of Maritime Street and portions of the OAB to Oakland. One parcel conveyed to Oakland is subject to (i) the public trust for commerce, navigation, and fisheries, and (ii) the terms and conditions of Chapter 657, Statutes of 1911 and Chapter 664, Statutes of 2005, both as amended (collectively, the "Trust Restrictions"). The 2003 Easement Area runs through a portion of the parcel subject to the Trust Restrictions. The rights of the United States under the 2003 Easement predated the trust exchange, and the parties understand the State of California, Oakland and the Port all took title subject to the pre-existing encumbrance created by those rights, including the right to future relocation.

D. Pursuant to that State of California Patent dated June 30, 2006, recorded on August 7, 2006 in the Alameda County Recorder's Office as Document No. 2006301849, the State of California quitclaimed all of its right, title and interest in portions of Maritime Street and portions of the OAB situated easterly of Maritime Street to the Port subject to the Trust Restrictions. The 2003 Easement Area runs through portions of Port parcels subject to the Trust Restrictions. The rights of the United States under the 2003 Easement predated the trust exchange, and the parties understand the State of California, Oakland and the Port all took title subject to the pre-existing encumbrance created by those rights, including the right to future relocation.

E. Pursuant to that Quitclaim Deed dated June 21, 2007, recorded on June 29, 2007 as Document No. 2007243218 (the "2007 Quitclaim Deed"), the United States of America, acting by and through the Secretary of the Army, granted certain real property adjacent to the OAB to the City of Oakland, a municipal corporation, acting by and through its Board of Port Commissioners, reserving to itself and its successors and assigns, an assignable easement to construct, operate, inspect, maintain, repair, remove and replace overhead and underground electric lines, poles, conduits and appurtenant facilities and equipment over and across a portion of such property (the "2007 Easement Area"), as more particularly described in the 2007 Quitclaim Deed, together with rights of ingress and egress as set forth in the 2007 Quitclaim Deed (the "2007 Easement"). The 2007 Easement provides that it will remain in effect until September 30, 2008 or until a successor agreement with the Navy replaces the 2007 Easement, whichever is later. The 2007 Quitclaim Deed further contemplated that the Port could relocate the 2007 Easement at no cost to the Navy, and in the event of a relocation, then the Port shall convey a substitute easement to the Navy for the replacement lines and ownership of the replacement lines would rest with the Navy or its successors or assigns.

F. Grantee's current overhead power facilities within the 2003 Easement Area and 2007 Easement Area convey power to a submarine cable that traverses the San Francisco Bay to serve Treasure Island and Yerba Buena Island (together "Treasure Island"). Under the terms of a Cooperative Agreement between the Navy and TIDA, TIDA currently is responsible for maintaining and operating the utility systems serving Treasure Island. The Public Utilities Commission of the City and County of San Francisco ("SFPUC") maintains and operates such systems as the contract utility operator for TIDA. Under the Economic Development Conveyance Memorandum of Agreement between Navy and TIDA, dated as of July 2, 2014, the Navy intends to transfer portions of Treasure Island to TIDA for development of a project that was approved by the City and County of San Francisco in June 2011. In connection with this

development, the Navy intends to transfer its rights under the 2007 Easement and 2003 Easement to TIDA. Upon such transfer, the Navy shall no longer be deemed a Party to this Easement Agreement and all prospective references to "Grantee" shall mean TIDA and its successors.

G. Grantor is a successor-in-interest to the Oakland Base Reuse Authority with respect to a portion of the real property conveyed by the 2003 Quitclaim Deed. [***For the Port Easement:*** *add references portions of the 2003 Easement and all of the 2007 Deed and easement, as appropriate*] To accommodate the future development of OAB, Grantor, Grantee and [***For the Port Easement:*** *"...the City of Oakland, a municipal corporation, acting by and through its City Council ("Oakland"),..."* **For the City Easement:** *"...the City of Oakland, acting by and through its Board of Port Commissioners (the "Port"),..."*] entered into an Easement Relocation Agreement dated as of ____ __, 2015 (the "Relocation Agreement") under which Oakland relocated and upgraded certain facilities located in the 2003 Easement Area, including certain betterments paid for by TIDA. Accordingly, Grantor agrees to replace the 2003 Easement [***For Port's Easement Only:*** *and the 2007 Easement*] with this Easement Agreement, and Grantee agrees to accept the same and release and relinquish its interest in the 2003 Easement [***For Port's Easement Only:*** *and the 2007 Easement*] to Grantor on the terms and conditions set forth herein.

AGREEMENT

1. Conveyance of Easement. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby conveys and warrants to Grantee, subject to the public trust for commerce, navigation & fisheries and the legislative grants imposing such public trust, an assignable, permanent, non-exclusive easement (the "Easement") for the purpose of constructing, operating, inspecting, maintaining, repairing, removing and replacing, from time-to-time, (i) over that portion of Grantor's property described and depicted in Exhibit 1 (attached hereto and made a part hereof) (the "Relocated Easement Premises"), three (3) underground six-inch (6") diameter conduits, electrical lines within the conduits (subject to the limitations of this Easement Agreement), pull boxes for such conduits (with surface access) of sufficient size, spacing and number to meet industry standards, and appurtenant facilities, and (ii) over that portion of Grantor's property described and depicted in Exhibit 2 (attached hereto and made a part hereof) (the "Existing Easement Premises"), overhead and underground electrical lines, poles, conduits and appurtenant facilities and equipment; subject to the terms of this Easement Agreement. Such subsurface and above ground electrical conduits, conductors, pull boxes, poles and appurtenant facilities are sometimes referred to herein collectively as the "Grantee Facilities," and the Relocated Easement Premises and Existing Easement Premises are referred to herein collectively as the "Easement Premises." The Easement includes rights of ingress and egress by public street, or other means of access as reasonably designated by Grantor and access to areas adjacent to the Easement Premises as reasonably necessary in order to exercise the foregoing easement rights.

2. Approved Plans; Joint Trench. A portion of the Grantee Facilities and all of the Port Facilities (as defined in the Relocation Agreement) were installed by "Grantor" [***For Port Only:*** *"Oakland"*] in accordance with plans prepared by _____ dated as of _____ (the "As-Built Plans and Specifications") and shall be maintained by Grantor and Grantee. Grantee hereby acknowledges and agrees that Grantee's underground facilities in the Relocated

Easement Premises, as shown in the As-Built Plans and Specifications, are located in a joint trench that houses other utility and electrical conduits (the "Joint Trench"), [***For Port Only:*** including, without limitation, four (4) conduits for electrical lines belonging to the Grantor, one of which conduits contains three (3) 1000 MVA copper conductors (the "Port's Facilities")]. Each party shall use good faith efforts to notify the other party one (1) week in advance of any scheduled site visits to perform routine maintenance in the Joint Trench and prior to coming onto the site for any emergency work.

All vault covers in the Joint Trench are designed with additional reinforcement to withstand a loading of 135 kips (equivalent to 150 psi over a 30" x 30" tire area) resulting in the covers being heavier than highway traffic rated vault covers and the Grantee should notify work crews scheduled to perform work on the system of this constraint.

3. Future Work in the Joint Trench.

(a) Each Party has the right to add or upgrade electrical lines in the Joint Trench or change operations as needed, provided that neither Grantor or Grantee shall install any additional or upgraded facilities in the Joint Trench, change operations, or perform other related work, if such facilities, operations or work would reasonably be expected to interfere with the use or operation of other utility facilities in the Joint Trench (including the anticipated future use, operations or operational costs of the other party when operating at Maximum Capacity, if currently operating at less than Maximum Capacity) or if such facilities would cause a Party to exceed the Maximum Capacity given to it under Section 4. Each Party agrees to provide the other Party with at least thirty (30) days written notice before installing or upgrading any facility or performing work that may reasonably be expected to interfere with the use or operations of, or increase the operational costs of, the other Party (including the anticipated future use, operations or operational costs of such party at Maximum Capacity, if currently operating at less than Maximum Capacity). Such written notice shall be accompanied with a copy of all plans and specifications for any such proposed use, installation, or upgrade. A Party shall not commence any such work without the other Party's prior written approval, which approval shall not be unreasonably withheld, and any Party wishing to commence any such work shall obtain and comply with all necessary permits and other governmental approvals required by applicable law. Following any approved work, the Party that performed the work shall deliver final as-built plans showing the work, and both parties shall maintain such plans together with the As-Built Plans and Specifications.

(b) It shall not be unreasonable for a Party to object to any work that would reasonably be expected to interfere with its facilities or services, that would make its facilities or services more difficult or expensive to operate or maintain, or that would exceed the Maximum Capacities in Section 4. Further, nothing in this Easement Agreement shall require Grantor to provide additional capacity from any offsite electrical substation. Upon a Party's request, the Parties shall meet and confer in good faith to see if there is a reasonable accommodation or engineering solution that does not limit or adversely impact the other Party's use or operation of its facilities in the Joint Trench.

(c) Notwithstanding anything to the contrary in Section 3(a) or 3(b), (1) Grantee's prior consent shall not be required for any work or upgrades by Grantor in the Joint Trench that does not change the Grantor's conduits located in the Joint Trench and does not cause Grantor's Facilities in the Joint Trench to exceed Grantor's Maximum Capacity, (2) Grantor's prior consent shall not be required for any work or upgrades by Grantee in the Joint Trench that does not change the Grantee's conduits located in the Joint Trench and does not cause Grantee's Facilities in the Joint Trench to exceed Grantee's Maximum Capacity, and (3) each Party shall provide the other Party prior written notice of any such new or additional lines proposed to be installed in any existing conduit and any proposed excavation work in the Joint Trench, together with a description of the work (except in the event of an emergency, in which case prompt telephone notice shall be given as provided in Section 18(b) followed by written notice as soon as possible under the circumstances).

4. Additional Criteria; Maximum Capacities. The parties agree to act in good faith and reasonably in all matters relating to this Easement Agreement. Without limiting the foregoing, the Parties agree that (i) the design, construction and use of conduits in the Joint Trench shall be subject to the California Public Utilities Commission standards for separation of utilities and applicable building codes, (ii) the design criteria loading of 135 kips (equivalent to 150 psi over a 30" x 30" tire area) shall be satisfied for all subsurface structures in the Joint Trench, (iii) the total load of the Grantee Facilities in the Joint Trench shall not exceed 20.7 MVA ("Grantee's Maximum Capacity") unless approved in writing by Grantor, and (iv) the total load of the [***For Port's Easement:*** *"...Port's Facilities in the Joint Trench..."* ***For City's Easement*** *"...any electrical facilities placed* in *the Joint Trench by Grantor..."*] shall not exceed 34.8 MVA ("Grantor's Maximum Capacity") unless approved in writing by Grantee.

5. Grantor's Surface Rights. Grantor retains the right to make any reasonable surface use of the Easement Premises, so long as such use does not unreasonably interfere with Grantee's use of the Easement Premises for its intended purposes as set forth herein.

6. Emergency Above Ground Use. Notwithstanding anything to the contrary above, the Easement includes Grantee's right to place electrical facilities and equipment above ground when needed in connection with any emergency or any repair work, as needed to maintain continuous electrical service to Treasure Island. Any such above ground facilities or equipment (other than those in the Existing Easement Premises) shall be temporary and maintained only so long as needed to address the emergency or perform the repair work and shall not unreasonably interfere with Grantor's or Grantor's authorized users' use of the ground area. When such emergency has ended or repair work has been completed, Grantee shall remove any above ground facilities or equipment placed on the Easement Premises and return the Easement Premises to the condition it was in immediately prior to the emergency or the commencement of the repair work insofar as the Easement Premises were damaged or altered by the emergency repair work – all at no cost to Grantor.

7. Termination. If the Easement is abandoned in its entirety by Grantee for a period of two (2) consecutive years, then the Easement shall be terminated, provided Grantor shall first give Grantee written notice of intent to terminate and a reasonable opportunity to object. Grantee's use of less than all of Grantee's Facilities, regardless of duration, shall not be deemed

abandonment of all or any part the Easement, and Grantee's temporary nonuse of the Easement due to natural disasters, acts of war or other circumstances beyond Grantee's reasonable control shall not be deemed abandonment or considered in calculating any period of abandonment.

8. Additional Easement Area. Grantee understands that the Joint Trench that serves as the Relocated Easement Premises may, unlike the 2003 [2007] Easement, create a limitation on the number of electric lines that can be installed to serve Treasure Island. Accordingly, if additional electrical capacity in excess of Grantee's Maximum Capacity is required to serve Treasure Island, and such capacity cannot be served through the Relocated Easement Premises, then Grantor agrees to designate an additional area (the "Additional Easement Area") for an above or below ground line on Grantor's property, if and to the extent needed, to meet the electrical demand at Treasure Island as reasonably agreed upon by the Parties. Grantor shall have the right to determine, in its sole discretion, (i) the location of the additional area, and (ii) whether above-ground or below-ground use is permitted within such additional area, provided, however, such additional area shall be reasonably suitable for the additional electric lines, taking into consideration industry standards. Grantor shall also have the right to apply any then-applicable design requirements created by Grantor that apply without discrimination across the Grantor's OAB property. The cost to install, maintain and repair any facilities within the Additional Easement Area shall be borne by Grantee, and except for those terms and conditions specifically relating to the design and configuration of the new lines or equipment, Grantee's use of the Additional Easement Area shall be subject to all of the terms and conditions set forth herein, including Grantor's right to relocate. [***For Port's Easement only:*** *Grantee hereby acknowledges and agrees that the purpose of the Additional Easement Area is to provide Grantee with comparable easement rights as currently exist under the 2003 Easement and the 2007 Easement. Nothing herein is intended to modify any other agreement between Grantee and Grantor that now or may hereafter exist for the provision, transmission, distribution, or allocation of electrical power or capacity. Nothing herein shall be construed to create any obligation on Grantor to expand its electrical power generating capacity, increase Grantee's allocation of Grantor's electrical power capacity, or grant any additional easements or other property rights for transmission lines from electrical substations or Grantee's utility provider to the Additional Easement Area.*]

9. Relocation of Easement Premises. Grantor hereby reserves the right to relocate all or any portion of the Easement Premises at any time, subject to the following conditions: (a) Grantor shall perform, at its sole cost and at no cost to Grantee, all work necessary for the relocation in accordance with plans and specifications approved by Grantee in writing and without material interruption of the service provided by the power lines (other than temporary, scheduled interruptions consistent with infrastructure repair and replacement projects); (b) the new conduits, electrical lines and pull boxes to be relocated will qualitatively equal or, at Grantor's discretion, exceed in every material respect the existing Grantee Facilities and be constructed with new materials and with the same service capacity as the existing Grantee Facilities; (c) Grantee's utility provider shall have the right to witness the construction and testing of the conduits, cables and other facilities that make up the utility joint trench and provide comments and requests for corrective action onsite through Grantor's resident engineer; (d) the existing Grantee Facilities will not be removed (but may be temporarily relocated) until the new Grantee Facilities are fully operational (after an appropriate testing period) and accepted by

Grantee; (e) the replacement easement premises will be at least as wide as the then existing Easement Premises that are being replaced, and sufficient to accommodate the replacement facilities of Grantee in accordance with the California Public Utilities standards for separation of utilities and suitable for operating at Grantee's Maximum Capacity; and (f) Grantee obtaining title insurance, in a form and from a title insurance company reasonably acceptable to Grantee, insuring Grantee's easement interest in the replacement easement premises. Without limiting the foregoing, there will be no senior encumbrances or liens in the replacement easement premises that might, upon the exercise of remedies, terminate Grantee's easement interest. Provided, however, Grantee hereby acknowledges and agrees that Grantor's interest in the replacement easement premises may be subject to Trust Restrictions and that nothing herein shall be construed to limit or diminish the State's rights and powers over former State tidelands; provided Grantee retains the right to assert that its rights derive from the United States and precede, and are not subject to, the State's rights. Upon completion of all the work and satisfaction of the above conditions, and the parties obtaining the necessary approvals of their respective governing boards and commissions, the parties will execute and record an amendment to this Easement Agreement changing the description of the Easement Premises. Grantee shall have no obligation to perform or pay for removal of the existing Grantee Facilities in connection with any such relocation.

10. Easement in Gross. The Easement shall be in gross and shall be assignable. In connection with any transfer of the Easement by assignment, operating agreement or otherwise by Grantee, the assignee must agree in writing to comply with and be bound by the terms and conditions of this Easement Agreement. The provisions, covenants, and conditions provided in this Easement Agreement shall be equitable servitudes and covenants running with the land on which the Easement Premises are located, pursuant to California Civil Code Section 1468. Any reference to Grantor herein shall include the successor owners of all or any part of the Easement Premises, and all rights and obligations of Grantor shall accrue to and be imposed upon any and all successor owners of such property to the extent permitted by law. Any reference to Grantee herein shall include successors and assigns of Grantee, and all rights and obligations of the Grantee shall accrue to and be imposed upon any and all successors and assigns.

11. Maintenance; Compliance with Laws; Responsibility for Damage. Grantee acknowledges the notice and disclosure made by Grantor related to the existing environmental condition of the Easement Premises set forth in Exhibit 4. Grantor and Grantee shall each comply with all applicable laws and regulations (including, without limitation, compliance with the RAP/RMP and the CRUP as defined in Exhibit 4 to this Easement Agreement, and other requirements or orders imposed upon any use of the Easement Premises by any regulatory body with regulatory jurisdiction over the use of the Easement Premises if and to the extent applicable to Grantee and its activities) in their use of the Easement Premises. Each shall maintain their respective lines and facilities in good condition and repair, and shall not materially interfere with the other utility lines located in the Easement Premises. Each Party shall be responsible for any damage caused by itself or its agents or employees in or around the Easement Premises, and shall make prompt repairs in accordance with industry custom or make an appropriate settlement with the other Party. Each party shall use good faith efforts to notify the other party one (1) week in advance of any scheduled site visits to perform routine maintenance in the Easement Premises. The United States of America (as distinguished from TIDA) will be liable only to the extent

provided by the Federal Tort Claims Act. In no event shall the cost of such repair or settlement exceed the fair market value of the fee title to the real property of the Easement Premises at the time immediately preceding such damage. The Navy's liability under the foregoing clause is subject to the availability of appropriations for such payment, and nothing contained in this Easement Agreement may be considered as implying that Congress will at a later date appropriate funds sufficient to meet deficiencies. The provisions of the foregoing are without prejudice to any rights Grantor may have to make a claim under applicable laws for any damages other than those provided for herein.

12. Toxic Materials.

(a) The Parties acknowledge that (i) substances that are toxic, corrosive, flammable or reactive; (ii) petroleum products, crude oil (or any fraction thereof) and their derivatives; (iii) explosives, asbestos, radioactive materials, hazardous wastes, sewage, infectious substances, toxic substances or related hazardous materials; (iv) air pollutants, noxious fumes, vapors, soot, smoke or other airborne contaminants; and (v) substances which now or in the future are defined by environmental laws as "hazardous substances," "hazardous materials," "hazardous wastes," "pollutants," "contaminants", "reproductive toxins," "carcinogens," or "toxic substances," or regulated under applicable environmental laws (collectively, "Toxic Materials"), may exist on, at or under the Easement Premises or other adjacent property.

(b) Each Party shall promptly give notice to the other Party and, to the extent required by environmental law, any applicable governmental authority, upon newly discovering any previously unknown Toxic Material at, under, or about the Easement Premises, or upon discovering a release that could result in Toxic Materials on, under or about the Easement Premises or that could result in a violation of environmental laws. Each Party shall give such notice by telephone, and shall promptly confirm such notice in writing no later than five (5) business days following the telephone notice. The notice shall include, to the extent known, any injuries or damages resulting directly or indirectly from the release, regardless of whether reporting to a governmental authority is required by the governmental authority or environmental law. Each Party shall also deliver to the other Party copies of any written notice, directive, or order received from a governmental authority concerning the release or remediation of Toxic Materials on, at or under the Easement Premises.

(c) As between Grantor and Grantee: (1) Grantee shall be solely responsible for, and shall clean up all releases of Toxic Materials caused by Grantee or any of Grantee's officers, employees, agents, contractors, subcontractors (at every tier), or any other person acting for or on behalf of Grantee, and Grantee's responsibility with regard to any such release of Toxic Materials shall include, without limitation, the handling, removal, transportation, disposal, and any other remediation activity; and (2) Grantor shall be solely responsible for, and shall clean up all releases of Toxic Materials caused by Grantor, any of Grantor's officers, employees, agents, contractors, subcontractors (at every tier), or any other person acting for or on behalf of Grantor, and Grantor's responsibility with regard to any such release of Toxic Materials shall include, without limitation, the handling, removal, transportation, disposal, and any other remediation activity. Notwithstanding anything to the contrary in this Easement Agreement, "Grantee" shall not include the Navy for purposes of this Section 12(c).

13. Waiver. No waiver by any Party of any of the provisions of this Easement Agreement shall be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. The waiver, at any time, by a Party of any of its rights with respect to a default or other matter arising in connection therewith under this Easement shall not be deemed a waiver with respect to any subsequent default or other matter.

14. Miscellaneous. In the event of a breach of this Easement Agreement, the non-breaching Party shall have all rights and remedies available at law or in equity. All Parties participated in the drafting of this Easement Agreement. This instrument constitutes the entire agreement between Grantor and Grantee relating to the Easement Agreement and shall not be modified or amended unless it is in writing and signed by both Grantor and Grantee. If any provision of this Easement Agreement is finally declared by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of this Easement Agreement shall continue in full force and effect, and to the fullest extent permitted by law, the invalid, void or unenforceable provision shall be replaced by a valid, enforceable provision which most closely achieves the intent of the invalid, void or unenforceable provision. This Easement Agreement shall be governed by and interpreted in accordance with Federal law and the laws of State of California, to the extent applicable; provided, however, in any dispute under this Easement Agreement involving the Navy, if there is a conflict between Federal law and the laws of the State of California, the Federal law shall govern. As to all other disputes between the Parties that do not include the Navy, the laws of the State of California shall govern. This Easement Agreement may be executed in counterparts, each of which shall be an original, but all counterparts shall constitute one instrument.

15. Grantee Indemnification. To the fullest extent permitted by law, Grantee and Grantee's successors and assigns shall indemnify, defend, reimburse and hold harmless Grantor, and Grantor's officers, agents, and employees, from and against any and all demands, claims, legal or administrative proceedings, losses, costs, penalties, fines, liens, judgments, damages (actual, not punitive or special) and liabilities of any kind, including, but not limited to, injury to or death of any person or damage to or destruction of any property ("Claims"), arising from Grantee's use or activities under this Easement Agreement. Further, Grantee shall require its insurers providing insurance supporting such indemnification to waive any rights of subrogation or recovery in favor of the Grantor, and Grantor's officers, agents and employees. Notwithstanding anything to the contrary in this Easement Agreement, "Grantee" shall not include the Navy for purposes of this Section 15.

16. Grantor Indemnification. To the fullest extent permitted by law, Grantor and Grantor's successors and assigns shall indemnify, defend, reimburse and hold harmless Grantee, and Grantee's officers, agents, and employees, from and against any and all Claims arising from Grantor's use or activities under this Easement Agreement. Further, Grantor shall require its insurers providing insurance supporting such indemnification to waive any rights of subrogation or recovery in favor of the Grantor, and Grantor's officers, agents and employees.

17. Navy. The Navy shall comply with all applicable laws whenever the Navy or any of the Navy's officers, agents, and employees enter the Easement Premises pursuant to this Easement Agreement. If any action of the Navy's employees or agents in the exercise of its rights under this Easement Agreement results in damage to the Easement Premises or any other property of Grantor, the Navy shall, in its sole discretion, either repair such damage or make an appropriate settlement with Grantor. The Department of the Navy will be liable only to the extent provided by the Federal Tort Claims Act.

18. Notices and Emergency Contacts.

(a) Notices. Except as otherwise expressly provided herein, any notice, demand or request given under this Easement Agreement (each a "notice") shall be effective only if in writing and given by delivering the notice in person, by sending it first class mail or certified mail with a return receipt requested, or by a nationally recognized overnight courier that guarantees next business day delivery and provides a receipt, with postage prepaid, addressed as follows (or to such alternative address as may be provided by a Party in writing):

TIDA:	Treasure Island Development Authority Treasure Island Building One One Avenue of the Palms, Suite 241 San Francisco, California 94130 Attn: Treasure Island Director (p) 415-274-0662
with copy to:	San Francisco City Attorney's Office City Hall, Rm. 234 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102 Attn: Real Estate Team (Treasure Island Project)
and to:	San Francisco Public Utilities Commission 525 Golden Gate Ave., 7th Floor San Francisco, CA 94102 Attn: Treasure Island Project
NAVY:	NAVFAC HQ Base Realignment and Closure Program Management Office West 1455 Frazee Road, Suite 900 San Diego, California 92108-4310 Attn: Director (p) (619) 532-0900

[For Oakland Easement:

OAKLAND:	*City of Oakland* *250 Frank H. Ogawa Plaza, Suite 3330* *Oakland, CA 94612*

Attn: Doug Cole, Army Base Project Manager III
(p) 510-238-7661

With copies to: *Oakland City Attorney's Office*
One Frank H. Ogawa Plaza, Sixth Floor
Oakland, CA 94612
Attn: Deputy City Attorney (Oakland Army Base)

[For Port Easement:

PORT: *Port of Oakland*
530 Water Street
Oakland, CA 94607
Attn: Director of Maritime

with copies to: *Chris Chan*
Director of Engineering
Port of Oakland
530 Water Street, 2d Floor
Oakland, CA 94607

And

Port Attorney's Office
530 Water Street, 4th Floor
Oakland, CA 94607
Attn: Donnell W. Choy, Deputy Port Attorney]

(b) Emergency Contacts. Each Party shall designate an emergency contact to be contacted in the event of discovery of previously unknown Toxic Material, actual or imminent release of Toxic Material, or an emergency involving actual or imminent damage to property, injury to persons, or interruption of a Party's operations on or about the Easement Premises. As of the date of this Easement Agreement such contacts are:

For Grantee: SFPUC Dispatch by phone at (415) 550-4956

For Grantor: _____by phone at (___) ___-____

19. Release and Relinquishment. This Easement Agreement is intended to replace the [**For City Easement:** "...portion of the *2003 Easement on City land..."* **For Port Easement:** "*...portion of the 2003 Easement on Port land and the entire 2007 Easement...*"]. Upon recordation of this Easement Agreement, the parties acknowledge and agree that the 2003 Easement [**For Port Easement:** "…and the 2007 Easement…"are released and relinquished and shall have no further force or effect.

20. Exhibits. The following exhibits are a part of, and are hereby incorporated into, this Easement Agreement:

Exhibit 1 - Description and Depiction of Relocated Easement Premises

Exhibit 2 - Description and Depiction of Existing Easement Premises

Exhibit 3 – As-Built Plans and Specifications

Exhibit 4 --Environmental Terms

Attachment 1 Index of Reports

Attachment 2 CRUP

[Signatures on next page]

Dated this ___ day of _____, 20__.

GRANTOR: _____

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM
AND LEGALITY:

_____

By _____

[Signatures continued on next page]

GRANTEE:

UNITED STATES OF AMERICA,
acting by and through the DEPARTMENT OF THE NAVY

By: _____
Name: _____
Title: _____

TREASURE ISLAND DEVELOPMENT AUTHORITY, a nonprofit public benefit corporation

By: _____
Name: _____
Title: _____

TIDA Board Resolution No. _____
Approved on _____, 20__

[Notarial acknowledgements to be added upon execution]

EXHIBIT 1
to Easement Agreement

Description and Depiction of Relocated Easement Premises

EXHIBIT 2
to Easement Agreement

Description and Depiction of Existing Easement Premises

EXHIBIT 3
to Easement Agreement

As-Built Plans and Specifications

(include the date of each sheet if the approved sheets bear different dates)

EXHIBIT 4
to Easement Agreement

Environmental Terms

Grantor hereby makes the following disclosures to Grantee:

1. Presence of Toxic Materials. The Easement Premises are located on a portion of the former Oakland Army Base, known as the "EDC Property," transferred to Grantor's predecessor-in-interest by the United States of America, through the Secretary of the Army through the 2003 [2007] Quitclaim Deed. Toxic Materials exist in soil and groundwater at, on and under portions of the EDC Property and in buildings currently existing on the EDC Property. Grantor has provided Grantee with a reference index of environmental assessment reports pertaining to the EDC Property, the current version of which is attached as Attachment 1. Grantor shall continue to make available to Grantee for review and copying complete copies of all listed documents at the Grantor's document repository of OAB environmental reports located at [***For City of Oakland Easement:*** *250 Frank Ogawa Plaza, 3rd Floor, Dimond Room*; ***For Port Easement:*** *530 Water Street, 4th Floor, Maritime Division*], Oakland, California. Grantor shall make access available at all reasonable times through the expiration of the term of the Easement. Grantor shall promptly update Attachment 1 upon written request from Grantee. Documents are also available at any time on the California Department of Toxic Substance Control ("DTSC") website: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=01970006.

2. HSC 25359.7 Notice of Release. Grantee acknowledges that this Exhibit 4 shall constitute written notice that there has been a release of hazardous materials on or beneath the Easement Premises, pursuant to Health and Safety Code section 25359.7, as required in the CRUP (defined below).

3. Environmental Remediation Requirements. The Easement is subject to the following documents (copies of which have been received by Grantee), and Grantee shall comply with each of such documents if and to the extent applicable to Grantee's activities in the Easement Premises:

a. Regional Water Quality Control Board Order No. R2-2004-0086 dated November 5, 2004 ("RWQCB Order");

b. Consent Agreement between the City of Oakland and the DTSC, dated September 27, 2002, as revised on May 19, 2003 and amended on May 2, 2005 and September 8, 2008 ("Consent Agreement");

c. Remedial Action Plan ("RAP") and Risk Management Plan ("RMP"), each dated September 27, 2002, with the RAP amended on July 29, 2004 and December 2006 (collectively, the "RAP/RMP");

d. Covenant to Restrict Use of the Property ("CRUP") recorded on August 8, 2003 in the Official Records of Alameda County as document number 2003466371; and

e. Quitclaim Deed for No-Cost Economic Development Conveyance Parcel, recorded August 8, 2003, as Document No. 2003-466370 in the Official Records of Alameda County ("2003 Quitclaim Deed"). [**For Port Easement:** *or 2007 Deed*]

The Consent Agreement specifically sets forth the scope and schedule of work to be completed to remediate environmental hazards on the EDC Property. The RAP identifies the priority remediation sites ("RAP Sites") at the former OAB and establishes the cleanup goals for the entire EDC Property. The RMP further sets forth the risk management protocols and the procedures for addressing environmental conditions at the EDC Property, including the presence and potential presence of Toxic Materials, as they are identified. The RWQCB Order specifies the cleanup requirements for petroleum impacted soil and groundwater associated with tank sites on the EDC Property. The CRUP, among other things, prohibits certain sensitive land uses, requires notice of a release of Toxic Materials to future owners or lessees of the land, requires an annual certification be submitted to DTSC attesting to compliance with the CRUP and reserves DTSC's right of access to the easement area. ***[Insert ONLY in City of Oakland Easement to TIDA/Navy but not in Port Easement:*** *"The 2003 Quitclaim Deed also incorporates the CRUP and requires that the City of Oakland provide written notice to the Army of any noncompliance with the CRUP and requires that the United States be provided with a right of access to the EDC Property for purposes of environmental investigation, remediation or other corrective action, if and to the extent required."]*

4. Notice of Restrictions in the CRUP and 2003 Quitclaim Deed. The CRUP required by DTSC as part of the Consent Agreement provides that all of the environmental restrictions set forth in the CRUP shall be included in any transfer of the EDC Property or any interest therein. The CRUP is provided in full in Attachment 2. Further, the 2003 Quitclaim Deed provides that all of the environmental protection provisions of the 2003 Quitclaim Deed shall be included either verbatim or by reference into any transfer of the EDC Property or any interest therein. The 2003 Quitclaim Deed is hereby incorporated by this reference as though fully set forth herein.

ATTACHMENT 1
to Easement Agreement Exhibit 4

Index of Environmental Assessment Reports

[See Attached]

ATTACHMENT 2
to Easement Agreement Exhibit 4

CRUP

[See Attached]

EXHIBIT D
to Relocation Agreement

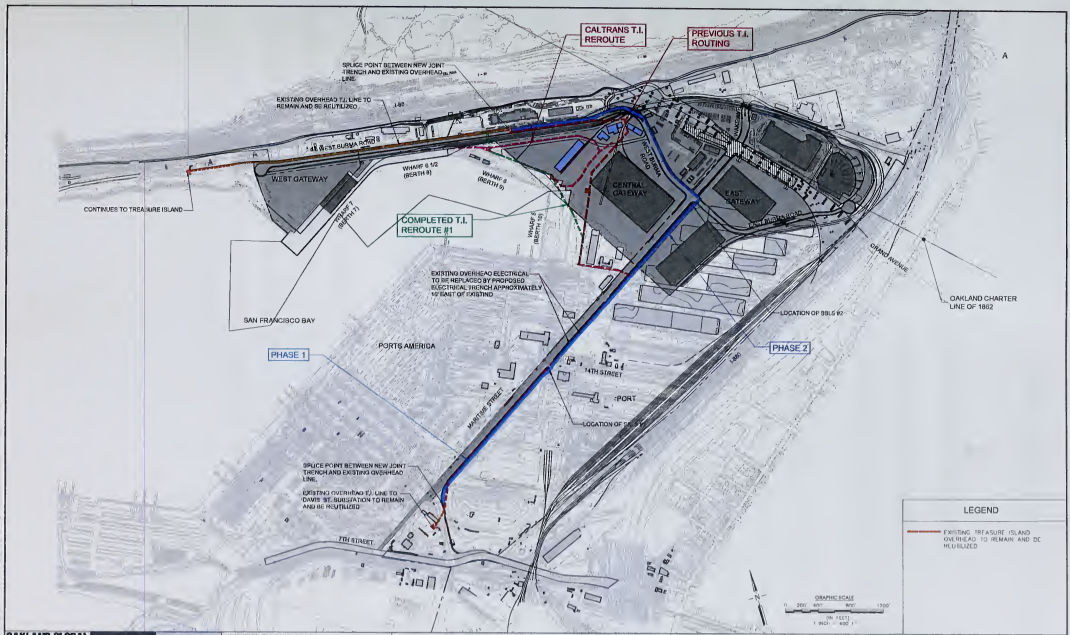
Depiction of Easement

[See Attached]

Exhibit E
to Relocation Agreement

Approved Plans and Specifications

[See Attached]



OAKLAND GLOBAL

ARCHITECTURAL DIMENSIONS

ARCHITECTURAL DIMENSIONS
DAVID DEVEREUX
510 463 8200
100 FRANK H. OGAWA PLAZA, SUITE 610
OAKLAND, CA 94612

PROJECT INFO

FIGURE 1
TREASURE ISLAND POWER FEED ROUTE
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

CAT NO AD-0502-02
AV NO 31881

REV	DATE	COMMENT

JOB NO	CA802
SCALE	1" = 400'
DATE	11/10/2014
DRAWN BY	J. ARNACK
CHECKED BY	J. HINSTEDWAY

DRAWING NO
X-1428
SHEET 1 OF 1

RESOLUTION NO. _____

[Easement Relocation Agreement with the Port and City of Oakland]

RESOLUTION AUTHORIZING THE TREASURE ISLAND DIRECTOR TO EXECUTE AN ELECTRICAL RELOCATION EASEMENT AGREEMENT WITH THE PORT AND CITY OF OAKLAND.

WHEREAS, Former Naval Station Treasure Island is a military base located on Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by the United States of America, acting by and through the Department of the Navy; and,

WHEREAS, The Base was selected for closure and disposition by the Base Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its subsequent amendments; and,

WHEREAS, On March 12, 1997, the City and the Navy executed the Base Caretaker Cooperative Agreement in which the City agreed to assume certain caretaker responsibilities for the interim management and operation of the Base during the disposition process; and,

WHEREAS, Under the Cooperative Agreement the City, and later TIDA, agreed to assume, in addition to other responsibilities, certain responsibilities for operation and maintenance of the water, waste water, storm water, electric and gas utility systems on the Base; and,

WHEREAS, Electrical power to Treasure Island is supplied from the Davis Substation located on Port of Oakland property via overhead lines crossing the former Oakland Army Base and a submarine cable connecting Treasure Island to the mainland; and,

WHEREAS, Portions of the former Oakland Army Base have been turned over to the City and Port of Oakland for redevelopment; and,

WHEREAS, The Navy reserved easements for the overhead electrical lines in the 2003 and 2007 quitclaim deeds transferring the Oakland Army Base property to the City and Port of Oakland respectively; and,

WHEREAS, The City of Oakland in conjunction with its redevelopment of the property wishes to reroute and underground portions of the electrical lines crossing City of Oakland and Port of Oakland property; and,

WHEREAS, The SFPUC has been performing utility services for the Base since 1997; and,

WHEREAS, In 2013, TIDA and SFPUC entered into a Memorandum of Understanding (the "Memoranda of Understanding") memorializing the terms and conditions of performance by the SFPUC of certain defined utility services consistent with the Cooperative Agreement and past practice; and,

WHEREAS, TIDA and SFPUC staff have reviewed the proposed relocation and identified additional facilities that it would be beneficial for the City of Oakland to install to support the future development of Treasure Island; and,

WHEREAS, TIDA staff, in consultation with SFPUC staff and the City Attorney, have negotiated an Easement Relocation Agreement, a copy of which is on file with the Board Secretary, allowing the City of Oakland to relocate and underground of the electrical lines, install at TIDA's expense additional conduit for TIDA's future use, and provide revised perpetual easements from the City and Port of Oakland to TIDA superseding the 2003 and 2007 quitclaim easements; now, therefore, be it

RESOLVED, That the Authority Board of Directors approves the Easement Relocation agreement between TIDA and the Port and City of Oakland in substantially the form on file with the Board Secretary; and, be it

FURTHER RESOLVED, That the Authority Board of Directors authorizes the Treasure Island Director to enter into any additions, amendments or other modifications to the Easement Relocation Agreement that the Treasure Island Director determines, following consultation with the City Attorney, are in the best interests of the City, that do not materially increase the obligations or liabilities of the TIDA, that do not materially reduce the rights of the TIDA, and are necessary or advisable to complete the transactions contemplated by the Memorandum of Understanding, such determination to be conclusively evidenced by the execution and delivery by the Treasure Island Director of the documents.

CERTIFICATE OF SECRETARY

I hereby certify that I am the duly elected Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on January 15, 2015.

_____

Jean-Paul Samaha, Secretary

AGENDA ITEM 6d
Treasure Island Development Authority
City and County of San Francisco
Meeting of January 14, 2015

Subject: Authorizing the Treasure Island Director to Execute a Fifth Extension of the Loan Agreement with the Fine Arts Museums of San Francisco for the Temporary Loan of the Miguel Covarrubias Mural "Fauna and Flora of the Pacific" (*Action Item*)

Staff Contact/Phone: Peter Summerville
(415) 274-0660

SUMMARY OF PROPOSED ACTION

This item seeks approval to execute an Extension of the Loan Agreement between the Treasure Island Development Authority (Authority) and the Fine Arts Museums of San Francisco ("FAMSF") for the loan and exhibition of the Authority's "The Flora and Fauna of the Pacific", painted by Miguel Covarrubias.

BACKGROUND

"The Fauna and Flora of the Pacific" (the "Mural") is one of the five murals comprising the Authority's "Pageant of the Pacific" mural set. The set was painted by Mexican muralist Miguel Covarrubias and originally displayed at the Pacific House on the grounds of the Golden Gate International Exposition on Treasure Island. A sixth mural "Native Art Forms of the Pacific" was part of the original set painted by Covarrubias but was separated from the set sometime in the late 1940s or early 1950s and its current whereabouts are unknown.

In 2008, FAMSF approached the Authority with a proposal to borrow the Mural and install it for exhibition in the Art of the Americas gallery of the deYoung Museum. At its June 11, 2008 meeting, the Authority Board approved a Loan Agreement with FAMSF for the Mural. The Authority Board approved subsequent extensions to the term of the Loan Agreement at its January 14, 2009, March 14, 2012 February 13, 2013 and February 12, 2014 meeting. The current term of the Loan Agreement, as amended, expires March 1, 2015. Due to the Mural's popularity and positive public reception to FAMSF's exhibition of the Mural, FAMSF has requested to again extend the Loan Agreement through February of 2016 to allow continued display of the Mural at the deYoung Museum. All other terms of the Loan Agreement remain unchanged, including FAMSF responsibility for payment of all costs associated with exhibition, security and insurance of the Mural.

RECOMMENDATION

Staff recommends approval of the Fifth Extension to the Loan Agreement.

EXHIBITS

A Fifth Extension of Loan Agreement between the Authority and the Fine Arts Museums of San Francisco

B Image of "The Fauna and Flora of the Pacific" on display at deYoung Museum

FINE ARTS MUSEUMS OF SAN FRANCISCO

LOAN AGREEMENT

☐ Legion of Honor
Lincoln Park, San Francisco, CA 94121
415 750 3600 415 750 3656 Fax

☒ de Young, 50 Hagiwara Tea Garden Dr.
San Francisco, CA 94118
415 750 3680 415 750 7692 fax

Document No: 6901

Exhibition: deYoung Gallery 4: Art of the Americas

Venues & Dates: de Young Museum: 3/1/2015 to 2/28/2016

Depositor: Treasure Island Development Authority
One Avenue of Palms, Building 1, 2nd Floor
San Francisco, CA 94130 USA
415 274 0665

Credit Line:

INSURANCE: Do you wish the Fine Arts Museums of San Francisco to insure your art object? Yes No

If Yes, state insurance value above. (FAMSF is prepared to insure art objects on your behalf for this amount only while objects are in our care, custody or control.)

If No, and you prefer to maintain your own insurance coverage, please estimate premium per month: $

PACKING AND SHIPMENT:
LOANS ARE TO REACH THE N/A - loan extension MUSEUM BY DATE OF ——
VIA:

PLEASE COMPLETE INFORMATION FOR MUSEUM RECORDS ON BOTH SIDES OF FORM

NO.	MAKER/COUNTRY	TITLE/DESCRIPTION	VALUE
L08.52.1-12 A387282	Miguel Covarrubias (Mexican) 1904–1957	The Fauna and Flora of the Pacific (from the Pageant of the Pacific murals, 1939 Treasure Island Exposition), 1939 Lacquer fresco on hardboard, 179 3/4 x 286 1/2 in. (456.6 x 727.7 cm) Treasure Island Development Authority	$ 1,500,000

CARE AND HANDLING

1. The Fine Arts Museum of San Francisco (herein after referred to as the "Museum") will exercise the same degree of care with respect to the object(s) of art on loan (the "Object") as it does with comparable property of its own.
2. The Museum will not clean, restore, reframe, or otherwise alter the object without prior written consent of the Lender or except when the safety of the object makes such action imperative.

PACKING AND TRANSPORTATION

1. The Museum will coordinate transportation and packing. Both parties must agree upon the method of shipment. The Lender certifies that the object is in good condition and will withstand ordinary strains of packing and transportation. Evidence of damage to the object at the time of receipt or while in the Museum's custody will be reported immediately to the Lender. The work will be returned packed in the same or similar materials unless otherwise authorized by the Lender. Costs of transportation and packing will be borne by the Museum unless the loan is at the Lender's request. Customs regulations will be adhered to in international shipments.

INSURANCE

1. Unless the Lender expressly elects to maintain his/her own insurance, The Fine Arts Museums of San Francisco will insure the object "wall-to-wall" under its fine arts policy, in the amount indicated on this form, against all risks of physical loss or damage from any external cause while in transit and during resident at the Museum or museums throughout the period of this loan. Notwithstanding any other provisions in this Loan Agreement, the Borrower's total liability under this Agreement for each object shall not exceed the total insurance coverage for that object. In the event of loss or damage, the amount payable, if any, by insurance secured under this Agreement shall be the sole recovery available to the Lender from the Fine Arts Museums of San Francisco, the City and County of San Francisco, and the Corporation of the Fine Arts Museums. The Parties agree to comply with the procedures of the applicable insurance policy and providers in the event of a claim.
2. The policy referred to contains limitations for acts of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice, or damage sustained due to and resulting from any repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, revolution, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation of trade. NOTE: The policy referred to will insure against earthquake damage, or damage caused as a result of an earthquake.
3. Insurance will be placed in the amount specified by the Lender, which must reflect fair market value. In case of damage or loss, the insurance company may ask the Lender to substantiate the insurance value. If the Lender fails to indicate an amount, the Museum will set a value for purposes of insurance only for the period of the loan. The United States Government Arts and Artifacts Indemnity Act may be applicable to this loan. If so, the Lender agrees to said coverage at U.S. dollar valuation as specified in this loan agreement. If an object that has been industrially fabricated is damaged or lost and can be repaired or replaced to the artist's specifications, the Museum's liability shall be limited to the cost of such replacement. The Lender agrees that in the event of loss or damage, recovery shall be limited to such amount, if any, as may be paid by the insurer hereby releasing the Museum and the trustees, officers, agents and employees of the Museum from liability for any and all claims arising out of such loss or damage.
4. If the Lender chooses to maintain his or her own insurance, the Museum must be supplied with a certificate of insurance naming the Museum as an additional insured or waiving subrogation against the Museum. If the Lender fails to supply the Museum with such a certificate, this loan agreement shall constitute a release of the Museum from any liability in connection with the object. The Museum cannot accept responsibility for any error or deficiency in information furnished to or by the Lender's insurers, nor for lapses in coverage.

REPRODUCTION AND CREDIT

1. The Museum assumes the right, unless specifically denied by the Lender, to photograph, videotape, and reproduce the object for documentation, publicity, publication and educational purposes connected with this exhibition.
2. The general public will not be allowed to photograph objects on loan to the Museum.
3. Unless otherwise instructed in writing, the Museum will give credit to the Lender in any labels and publications as specified in this agreement.

OWNERSHIP AND CHANGE IN OWNERSHIP

1. The Lender hereby warrants that he/she has full legal title to the work or that he/she is the duly authorized agent of the owner or owners of the object. The Lender will indemnify, defend and hold the Museum harmless from any losses, damages and expenses, including attorney's fees, arising out of claims by individuals, institutions, or other persons claiming full or partial title to the object.
2. The Lender will notify the Museum promptly in writing of any change of ownership of the object whether by reason of death, sale, insolvency, gift or otherwise. If ownership shall change during the period of this loan, the Museum reserves the right to require the new owner, prior to the return of the object, to establish his/her right to possession by proof satisfactory to the Museum. The new owner shall succeed to Lender's rights and obligations under this agreement, including, but not limited to, the loan period and any insurance obligations.

LOAN PERIOD, EXTENSION, RETURN

1. The object shall remain in the possession of the Museum for the time specified in loan period, but may be withdrawn from exhibition at any time by the Museum. The Lender agrees that he/she cannot withdraw the object during the period of this agreement without prior written consent of the Museum's Director.
2. The terms of this agreement shall apply to any extension of the loan period.
3. Unless the Lender requests otherwise in writing, the Museum will return the object only to the Lender and only at the address specified in this agreement. It is incumbent upon the Lender to notify the Museum in writing of any change of address. The Museum assumes no responsibility to search for a Lender who cannot be reached at the address specified in this agreement. The Lender will pay additional costs, if any, if the Lender requests the return of the object to another address.
4. The Museum's right to return the loan shall accrue absolutely at the termination of the loan. If, after pursuing all possible means of contact, and in accordance with any legal requirements, the Lender cannot be found or the Lender refuses to accept the return of the object, it shall be deemed abandoned and become the property of the Museum.

INTERPRETATION

1. This agreement constitutes the entire agreement between the Lender and the Museum and may be amended or modified only in writing and signed by both parties. Any changes herein of printed text or written additions must bear the initial of both parties. This agreement shall be governed and interpreted according to the laws of the State of California.
2. Loans to the Fine Arts Museums are subject to the provisions of California Civil Code Section 1899 - 1899.11.
3. If the terms of this agreement conflict with the forms, agreements or correspondence of the Lender, the terms of this agreement will be controlling.

SIGNATURE

The Lender acknowledges that he/she has full authority and power to make this loan, that he/she has read the conditions above, and that he/she agrees to be bound by them.

Signature & Date:

Lender or Authorized Agent

Signature & Date:

12/31/14

Registration Department, Fine Arts Museums of San Francisco

Please complete, sign and date both originals and RETURN ONE to REGISTRATION in the enclosed envelope. The other copy is for your records.

[Extension of Loan Agreement with Fine Arts Museums of San Francisco]

Authorizing the Treasure Island Director to Execute a Fifth Extension to the Loan Agreement with the Fine Arts Museums of San Francisco for the Temporary Loan of the Miguel Covarrubias Mural "Fauna and Flora of the Pacific".

WHEREAS, Former Naval Station Treasure Island is a military base located on Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by the United States of America, acting by and through the Department of the Navy; and,

WHEREAS, The Base was selected for closure and disposition by the Base Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its subsequent amendments; and,

WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97, authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit corporation known as the Treasure Island Development Authority (the "Authority") to act as a single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and conversion of the Base for the public interest, convenience, welfare and common benefit of the inhabitants of the City and County of San Francisco; and,

WHEREAS, On March 29, 2001, the Authority Board of Directors (the "Authority Board") approved a resolution accepting as a gift from the Port of San Francisco five Miguel Covarrubias murals collectively titled "Pageant of the Pacific" (the "Murals"); and,

WHEREAS, On June 11, 2008, the Authority Board approved a Loan Agreement (the "Loan Agreement") authorizing the temporary loan of one mural "Fauna and Flora of the Pacific" ('the Fauna and Flora Mural") to The Fine Arts Museums of San Francisco ("FAMSF") to allow for public display of the Fauna and Flora Mural at the deYoung Museum from June 2008 through February of 2009; and,

WHEREAS, At its January 14, 2009, March 14, 2012, February 13, 2013 and February 12, 2014 meetings the Authority Board approved subsequent extensions of the temporary loan of the Fauna and Flora Mural to continue public display; and

WHEREAS, The current Loan Agreement as previously extended expires March 1, 2015; and

WHEREAS, FAMSF has requested a Fifth Extension of the Loan Agreement through February of 2016 to continue public display and appreciation of the Fauna and Flora Mural at the deYoung Museum; and

WHEREAS, Under the terms of the Fifth Extension, FAMSF shall continue to cover all costs related to the transportation, insurance, handling and display of the Fauna and Flora Mural throughout the term of the Fifth Extension; now therefore be it,

RESOLVED, That the Authority hereby authorizes the Treasure Island Director or their designee to execute the Fifth Extension to the Loan Agreement in substantially the form attached hereto as Exhibit A with the FAMSF for continued temporary loan of the Miguel Covarrubias Mural "Fauna and Flora of the Pacific"; and, be it

FURTHER RESOLVED, That the Board of Directors hereby authorizes the Treasure Island Director or their designee to enter into any additions, amendments or other modifications to the Loan Agreement that the Treasure Island Director determines in consultation with the City Attorney are in the best interests of the Authority, that do not materially increase the obligations or liabilities of the Authority, that do not materially reduce the rights of the Authority, and are necessary or advisable to complete the preparation and approval of the Agreement, such determination to be conclusively evidenced by the execution and delivery by the Treasure Island Director or their designee of the documents and any amendments thereto.

CERTIFICATE OF SECRETARY

I hereby certify that I am the duly elected and acting Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on January 14, 2015.

_____

Jean-Paul Samaha, Secretary

[Filling a Vacant Seat on the Infrastructure and Transportation Committee.]

Resolution to Appoint One Member of the Treasure Island Development Authority Board of Directors to Fill the Vacant Seat on the Infrastructure and Transportation Committee to Serve a One Year Term.

WHEREAS, The Treasure Island Development Authority "TIDA" Bylaws require TIDA Board of Directors ("Board") to annually elect Officers; and,

WHEREAS, The TIDA Bylaws allow the Board to create one or more committees consisting of two or more Directors to serve at the pleasure of the Board; and,

WHEREAS, The Board wished to establish an Infrastructure and Transportation Committee ("Committee") to review infrastructure and transportation related matters and make recommendations to the full Board as the Treasure Island developer, Treasure Island Community Development ("TICD"), prepares the first major phase and subphase applications over the next year; and,

WHEREAS, At the October 8, 2014, Board of Directors Meeting, the Board voted to establish the Committee, designating Linda Richardson as Chair and also including Fei Tsen and Dr. Tomas Aragon; and,

WHEREAS, Dr. Tomas Aragon has relinquished his seat on the Committee; now, therefore, be it

RESOLVED, That the Board appoints _____ to fill the vacant seat on the Infrastructure and Transportation Committee and, be it

FURTHER RESOLVED, That the Committee shall serve a twelve (12) month term and shall hear presentations on the infrastructure and transportation issues, plans, projects, presentations as they are developed and make recommendations, as appropriate, to the Board for their consideration at subsequent TIDA Board meetings.

CERTIFICATE OF SECRETARY

I hereby certify that I am the duly elected and acting Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on January 14, 2015.

_____

Jean-Paul Samaha, Secretary

AGENDA ITEM 8
Treasure Island Development Authority
City and County of San Francisco
Meeting of January 14, 2015

Subject: Resolution Authorizing the Treasure Island Director to Execute a memorandum of agreement with the San Francisco Arts Commission for development and management of a public art program for Treasure Island (Action Item).

Contact: Robert Beck, Treasure Island Director

BACKGROUND

In 1993, Naval Station Treasure Island ("NSTI"), consisting of both Treasure Island and portions of Yerba Buena Island, was designated for closure and disposition by the Base Realignment and Closure Commission acting under Public Law 101-510 and its subsequent amendments. The Department of Defense subsequently designated the City and County of San Francisco ("City"), and later TIDA, as the Local Reuse Authority ("LRA") responsible for the conversion of NSTI under the federal disposition process.

In 2011, the TIDA Board of Directors and later the Board of Supervisors made certain environmental findings under the California Environmental Quality Act ("CEQA") and approved a package of legislation in furtherance of the development project (the "Project"), including a Disposition and Development Agreement (the "DDA") with Treasure Island Community Development ("TICD").

The DDA requires vertical developers on Treasure Island and Yerba Buena Island to pay a 1% Art Fee for the development of a public art program on Treasure Island. Based upon the projected cost of vertical development, the total Art Fees may approach or exceed $50 million.

DISCUSSION

Over the past several months TIDA staff has worked with staff from the San Francisco Arts Commission ("SFAC") to establish a framework to develop and implement an Art Program funded by the Art Fees. In drafting the proposed framework, staff drew upon models utilized on successful art projects and programs that the SFAC has assisted in implementing.

Under the proposed Draft Memorandum of Agreement between for the Development and Management of a Public Art Program ("MOA"), the SFAC would be responsible for:

i) Development and completion of Arts Master Plan ;

ii) Prioritizing implementation of Arts Master Plan Projects along with the qualification and selection of artists and or specific artworks and;

iii) Contracting with Artists and/or related art service providers for fabrication and/or installation of artworks and implementation of art programs.

iv) Developing a conservation and maintenance plan; and

v) Preparing a Cultural Facilities Development Plan (optional)

TIDA and SFAC will appoint a Steering Committee to assist in reviewing the development of the Arts Master Plan, administering the artist and artwork selection processes, and recommending selected artists and artwork to the TIDA Board for approval. Artist Selection Panel(s) for individual art installations will be appointed by the Steering Committee, TIDA and the SFAC.

The budget and schedule for preparation of the Arts Master Plan will be brought to the TIDA Board for approval, as will the Arts Master Plan when completed. TIDA and SFAC staff will provide the TIDA Board with regular updates on the progress of the Arts Master Plan development and implementation. The TIDA Board will also be asked to approve the selection of artists, artworks and art projects recommended by the Steering Committee and Selection Panel(s).

RECOMMENDATION

Staff recommends approval of this Memorandum of Agreement between the Treasure Island Development Authority and San Francisco Arts Commission to develop and manage the Art Program in conjunction with the development of Treasure Island.

EXHIBITS

A. Draft Memorandum of Agreement

Prepared by Robert Beck, Treasure Island Director

MEMORANDUM OF AGREEMENT

between

TREASURE ISLAND DEVELOPMENT AUTHORITY

and

CITY AND COUNTY OF SAN FRANCISCO ARTS COMMISSION

for

Development and Management of a Public Art Program

for the

Treasure Island Development Authority

This MEMORANDUM OF AGREEMENT ("Agreement"), dated as of January 14, 2015, by and between the Treasure Island Development Authority ("TIDA") and the City and County of San Francisco Arts Commission ("SFAC") (each individually a "Party" and, collectively, the "Parties").

RECITALS

This Agreement is entered into with reference to the following facts and circumstances:

A. TIDA is responsible for overseeing the implementation of the development of new public parks, plazas and open spaces in addition to commercial and residential development on Treasure Island (the "Program"). The Program includes the design and construction of multiple public use parcels along the perimeter of Treasure Island, as well as commercial and residential development. The Program is more particularly described in the Disposition and Development Agreement (the "DDA") between TIDA and Treasure Island Community Development, LLC, a California limited liability company ("TICD" or the "Developer") dated as of June 28, 2011 approved by the Board of Supervisors on June 7, 2011 (Board of Supervisors File No. 110291) (the "DDA"). The City and County of San Francisco (the "City") and the Developer also entered into a separate development agreement (the "DA") on the same day, which also describes the Program and authorizes development of Treasure Island consistent with the Program.

B. The TIDA Public Art Program shall be funded through the 1% for Art Fee imposed on certain vertical developers with projects on Treasure Island (the "Art Fee"), as set forth in the DDA and the DA. TIDA shall deposit all Art Fees that it collects into a separate account for exclusive use on the development and implementation of an art program on Treasure Island.

C. TIDA acknowledges the importance of art in making public spaces a destination, and improving the quality of life through the use of public art. TIDA also acknowledges the SFAC's expertise in commissioning artworks, developing arts master plans and managing public art projects and its broad knowledge about art policies, best practices and the use of art as an economic driver and in place making.

D. TIDA and the SFAC are entering into this Agreement for SFAC to manage TIDA's planning, development and implementation of a Public Art Program that will include acquisition of permanent artwork as well as, potentially, displays of temporary art

and art productions and events. Under this Agreement, for so long as it remains in effect, the SFAC shall prepare an Arts Master Plan, and then manage and implement the Arts Master Plan through the selection of artists, the installation of artwork, and, as requested by TIDA, the programming of art spaces to be designed and constructed the Developer. All funding under this Agreement shall come from the Arts Fee, as and when collected by TIDA.

E. The Arts Master Plan will identify locations where temporary and permanent art installations, art works and art performances may occur. The Arts Master Plan will provide for implementation of the art program to coincide with the phased completion of both public parcels and private development. TIDA shall own all permanent artworks selected and installed on property under the jurisdiction of TIDA and shall maintain and manage the artworks in conformance with applicable laws and TIDA policy.

F. This Agreement does not exclude or preclude the ability of TIDA to procure artwork or art features for Treasure Island apart from and/or in addition to the artwork selected under this Agreement with funds other than the Art Fees.

G. The Treasure Island Public Art Program will develop and administer the installation of public art on Treasure Island, consistent with the following goals:

(1) Create a public art program of the highest standards that enhances the prestige of Treasure Island, attracts public interest and increases visitors to Treasure Island;
(2) Commission artworks that are complementary to TIDA's mission and purpose, and appropriate for Treasure Island, its residents and commercial tenants, and the general public;
(3) Commission artworks that are complementary to the landscape and architectural designs of TIDA's public parcels and adjacent private properties;
(4) Commission artworks that are vandal resistant, durable, and appropriate to a maritime environment and require only reasonable maintenance and conservation;
(5) Restore and display the 16 historical artworks owned by TIDA and incorporate their placement in the Arts Master Plan in consultation with TIDA's designers: and
(6) Create a public art program that functions within TIDA's construction and operational requirements.

TERMS AND CONDITIONS

Section 1. SCOPE OF SERVICES

The SFAC shall use its expertise and experience in public art administration to develop an Arts Master Plan in consultation with TIDA, Treasure Island residents, and the private developers and landscape architects working on Treasure Island. The SFAC shall present a final draft of the Arts Master Plan to the Treasure Island Director and the TIDA Board for approval.

The Arts Master Plan will articulate the vision for the TIDA Public Art Program and will outline the process to be undertaken to develop and implement the plan. The Arts Master Plan will identify locations suitable for various kinds of art activation (consistent with the Program),

including the placement of permanent or temporary artwork, sculpture, art and performance events. The Arts Master Plan will articulate a process for the selection of artists and/or artworks, and recommend policies and requirements regarding insurance and maintenance. Following approval of the Arts Master Plan by the Treasure Island Director and TIDA Board, the SFAC will implement the approved programs in consultation with, and at the direction of, TIDA staff.

The SFAC shall perform its services under this Agreement in accordance with the schedule for the development. The first series of artwork or art programs will be planned to coincide with the completion of the first public sites, or as otherwise specified by TIDA, subject to available Art Fees.

TIDA's budget for its public art program, managed by the SFAC under this Agreement, is directly linked to collection of the Art Fee payable by certain private developers. All fees to be paid to the SFAC for its administrative, curatorial and management services under this Agreement shall be paid from the Art Fee. The specific services to be performed by SFAC under this Agreement shall occur upon TIDA's request, under a notice to proceed (as described below), and may include the services described in **Exhibit A**, "Scope of Services" ("Services"). The Services consist of a series of activities that TIDA may choose to authorize in conformance with phases, as set forth in Exhibit A:

i) Development and completion of Arts Master Plan ;
ii) Prioritized implementation of Arts Master Plan Projects along with the qualification and selection of artists and or specific artworks and;
iii) Contracts with Artists and/or related art service providers for fabrication and/or installation of artworks and implementation of art programs.
iv) Conservation and maintenance plan; and
v) Prepare a Cultural Facilities Development Plan (optional)

1.1 **Requests for Work Plan.** TIDA shall initiate each Work Plan by issuing a written request to SFAC to prepare a Work Plan proposal (each, a "Proposal"). The request will describe the tasks SFAC shall perform, the schedule for performance, and the required deliverables.

1.2 **SFAC Proposals.** SFAC shall prepare a Proposal and submit it to TIDA. The Proposal shall describe in detail SFAC's approach to performing the requested tasks. At a minimum, the Proposal shall include:

a. A detailed description of the Services to be performed, by task;

b. A summary description of the means and methods that will be used to perform the Services;

c. A schedule (in both electronic and written format) that indicates milestones for completion of each task and deliverable;

d. A management plan that lists SFAC personnel and consultants assigned to each part of the Services;

e. A budget that includes a detailed cost estimate for each subtask, including consultant costs, and estimated hours, salaries and overhead, and any other costs; and

f. A list of deliverables.

1.3 **TIDA Review and Negotiation.** TIDA will review the Proposal and promptly negotiate the terms of the Work Plan with SFAC to establish the scope of Services, cost, deliverables, and schedule for that term.

1.4 **Notice to Proceed.** Following the Parties' agreement on the terms of a Work Plan and any necessary approvals, TIDA will provide a written Notice to Proceed ("NTP") to SFAC to proceed with the Services. SFAC may not commence work without a written NTP.

1.5 **Tasks Outside Scope of Services.** If SFAC completes tasks that are not reasonably included in the scope of Services under an approved Work Plan without first obtaining TIDA's written approval in accordance with the above procedures, regardless of the amount or value of the work, TIDA shall have no obligation to reimburse SFAC for the work.

1.7 **TIDA Discretion to Issue NTP.** TIDA shall have sole discretion to issue an NTP authorizing SFAC to proceed with work associated with a Work Plan. Whether TIDA will issue an NTP shall depend on (1) TIDA's evaluation of the quality of SFAC's services and work products previously authorized and completed or in-progress and whether SFAC completed such services and products within the budget and within a reasonable schedule and (2) the availability of funding.

1.8 **Standard of Performance.** SFAC shall perform all services required under this Agreement in conformance with the standards observed by a competent practitioner of the profession in which SFAC is engaged in the geographical area in which SFAC practices its profession. SFAC's work products under this Agreement shall conform to the standard of quality normally observed by a person practicing in SFAC's profession.

1.10 **Assignment of Personnel.** SFAC shall assign only competent personnel to perform Services under this Agreement. In the event that TIDA desires the reassignment of any such persons, SFAC shall consider the reassignment of such person or persons.

1.11 **Time.** SFAC shall devote such time to the performance of Services under this Agreement as may be reasonably necessary to satisfy SFAC's obligations under this Agreement.

Section 2. TERM OF AGREEMENT AND TERMINATION

The term of this Agreement shall be ten (10) years from the Effective Date of this Agreement, unless earlier terminated or otherwise modified This Agreement may be terminated by either Party, with or without cause, upon thirty (30) days written notice. TIDA has the sole discretion to determine whether any of the Services are satisfactory to TIDA, which determination shall be

made in good faith. If TIDA determines that any of the Services are not satisfactory, TIDA may terminate this Agreement by giving written notice to SFAC or may delete specific services from this Agreement. Upon receipt of notice of termination by either Party, SFAC shall cease performing Services on the termination date specified in the written notice. The compensation payable to SFAC shall cover only the period for which SFAC has performed Services.

Section 3. COMPENSATION

TIDA shall compensate SFAC for the Services as set forth in a NTP. Staff costs will be reimbursed at an hourly rate (unless specified otherwise in a NTP), and SFAC's compensation shall not to exceed 20% of the total amount allocated to the Public Art Trust based on percentage of completion for each task, subject to the following provisions. The SFAC may request reimbursement for administrative overhead costs as long as total costs to the SFAC do not exceed 20% of the total amount allocated to the Public Art Trust. This Agreement is subject to TIDA's budget and fiscal certification process, and amounts payable hereunder shall not exceed the amounts set forth in TIDA's approved budget. SFAC will bill TIDA on a cost reimbursement basis. The maximum amount billable under each NTP will be negotiated by TIDA and the SFAC. Payments to artists and related arts providers and contractors shall be made directly by the SFAC upon verification by the SFAC that the work has been satisfactorily performed and with prior approval from TIDA.

3.1 **Invoice Format.** Invoices furnished by SFAC under this Agreement must be in a form reasonably acceptable to TIDA. All amounts paid to SFAC shall be subject to audit by TIDA. TIDA shall send all payments to SFAC under this Agreement by work order or by check to SFAC's address set forth below.

3.2 **Terms of Payment.** SFAC shall submit invoices for approval of Treasure Island Director, or his/her designee, not more frequently than monthly. TIDA shall make a good faith effort to pay all undisputed amounts within forty-five (45) days following receipt of a proper invoice from SFAC. TIDA may dispute any invoice or portion thereof by providing SFAC with a written notice of dispute objecting to the nature and amount of the invoice within thirty (30) days following receipt. Upon SFAC's receipt of a notice of dispute, SFAC and TIDA shall meet and attempt to resolve the dispute at the earliest practicable time. If the dispute cannot be resolved within sixty (60) days, either party may submit the dispute to the City Administrator for resolution. In no event shall TIDA be liable for interest or late charges for any late payments. SFAC acknowledges that the provisions of Public Contract Code Section 7107 do not apply to TIDA's compensation to SFAC under this Agreement (although it may apply to contracts with artists).

3.3 **Jobs and SBE Requirements.** TIDA adopted a Jobs and Equal Opportunity Program, as well as a Small Business Enterprise (SBE) Policy. The parties shall incorporate these requirements into contacts when applicable. If and when SFAC has any question about the applicability of this Program or Policy, SFAC shall consult with the Treasure Island Director.

Section 4. EFFECTIVE DATE

This Agreement shall become effective (the "Effective Date') when executed and delivered by the parties, following approval of the TIDA Board and the City's Arts Commission.

Section 5. RELATIONSHIP OF PARTIES

5.1 Independent Contractor. The relationship of SFAC to TIDA is that of an independent contractor and all persons working for or under the direction of SFAC are its agents or employees and are not agents or employees of TIDA. TIDA and SFAC shall, at all times, treat all persons working for SFAC as agents and employees of SFAC, and not as agents or employees of TIDA. TIDA shall have the right to control SFAC only insofar as allowed by this Agreement.

5.2 Employees and Subcontractors. SFAC shall provide the Services through one or more employees of SFAC or subcontractors under contract to SFAC qualified to perform the Services. Any subcontract shall be approved by the Treasure Island Director. The chief executive officer of SFAC will consult with the Treasure Island Director on an as-needed basis to assure that the Services are being provided in a professional manner and meet the objectives of TIDA.

5.3 SFAC Discretion to Perform Services. TIDA shall not have the ability to direct how the Services are to be performed, specify the location where the Services are to be performed, or establish set hours or days for performance of the Services. TIDA shall not have any right to discharge any employee of SFAC from employment with SFAC.

5.4 SFAC Employee Benefits. SFAC shall, at its sole expense, provide for its employees providing the Services to TIDA under this Agreement any and all benefits, such as workers' compensation, disability insurance, vacation pay, sick pay, or retirement benefits; obtain and maintain all licenses and permits usual or necessary for performing the Services; pay any and all taxes incurred as a result of the employee(s) compensation, including estimated taxes, FICA and other employment taxes; and provide TIDA with proof of payment of taxes on demand.

Section 6. INSURANCE REQUIREMENTS

SFAC, as an agency of the City, is self-insured for workers' compensation, employers' liability, commercial general liability, automobile liability, and professional liability. SFAC shall maintain such insurance as may be required by the City's Risk Manager. SFAC shall consult with the City's Risk Manager and the TIDA Director on the insurance requirements for any contract entered into under the Arts Program.

Section 7. LEGAL REQUIREMENTS

7.1 Governing Law. The laws of the State of California shall govern this Agreement.

7.2 Compliance with Applicable Laws. SFAC and any subcontractors shall comply with all laws applicable to the performance of the Services.

7.3 **Other Governmental Regulations.** To the extent that the Services may be funded by another governmental entity, SFAC and its subcontractors shall comply with all rules and regulations to which TIDA is bound by its agreement(s) with such governmental entity.

7.4 **Licenses and Permits.** SFAC represents and warrants to TIDA that SFAC and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals that are legally required to practice their respective professions. SFAC represents and warrants to TIDA that SFAC and its employees, agents, and subcontractors shall, at their sole cost and expense, keep in effect and in good standing at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions.

7.5 **Nondiscrimination and Equal Opportunity.** In performing the Services, SFAC shall comply with all the requirements of the Local Business Enterprise and Non-Discrimination in Contracting Ordinance set forth in Chapter 14B of the San Francisco Administrative Code as it now exists or as it may be amended in the future. In the performance of this Agreement, SFAC agrees not to discriminate against any employee, City and County employee working with such contractor or subcontractor, applicant for employment with such contractor or subcontractor, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations, on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.

7.6 **Drug-free Workplace Policy.** SFAC acknowledges that under the Federal Drug-Free Workplace Act of 1989, the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited on TIDA's premises. SFAC agrees that any violation of this prohibition by SFAC, its employees, agents or assigns will be deemed a material breach of this Agreement.

7.7 **Conflict of Interest.** Through its execution of this Agreement, SFAC acknowledges that it is familiar with the provisions of the Conflict of Interest Code of TIDA and Section 87100 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitute a violation of said provisions. SFAC must comply with all applicable conflict of interest codes at all times during the term of this Agreement.

Section 8. COMPLIANCE WITH ORDINANCES

SFAC shall comply, and shall require compliance in contracts (each, as applicable), with the provisions set forth in this Section 8.

8.1 **Submitting False Claims; Monetary Penalties.** Pursuant to San Francisco Administrative Code Chapter 6, Article V, any contractor, subcontractor, or consultant who submits a false claim shall be liable to TIDA for three times the amount of damages which TIDA sustains because of the false claim. A contractor, subcontractor, or consultant who submits a false claim shall also be liable to TIDA for the costs, including attorney's fees, of a civil action brought to recover any of those penalties or damages, and may be liable to the TIDA for a civil penalty of up to $10,000 for each false claim. A contractor, subcontractor, or consultant will be deemed to have submitted a false claim to TIDA if the contractor, subcontractor or consultant (a) knowingly presents or causes to be presented to an officer or employee of the TIDA a false claim or request for payment or approval; (b) knowingly makes, uses, or causes to be made or used a false record or statement to induce TIDA to approve or pay a false claim; (c) conspires to defraud TIDA by inducing TIDA to approve or pay a false claim; (d) knowingly makes, uses, or causes to be made or used a false record or statement to conceal, avoid, or decrease an obligation to pay or transmit money or property to TIDA; (e) is a beneficiary of an inadvertent submission of a false claim to TIDA, subsequently discovers the falsity of the claim, and fails to disclose the false claim to TIDA within a reasonable time after discovery of the false claim; or (f) knowingly submits a claim to TIDA for payment or approval from one of its subcontractors, suppliers, etc., which the contractor knows or objectively should reasonably know to be false.

8.2 **Notification of Limitation on Contributions.** SFAC acknowledges that it is familiar with Section 1.126 of the Campaign and Governmental Conduct Code of the City, which prohibits any person who contracts with the City for the rendition of professional services or for the furnishing of any material, supplies, or equipment to the City, whenever such transaction would require approval by a City elective officer or the board on which that City elective officer serves, from making any campaign contribution to the officer at any time from the commencement of negotiations for the contract until three months after the date the contract is approved by the City elective officer or the board on which that City elective officer serves.

8.3 **Prohibition on Political Activity with TIDA Funds.** In accordance with San Francisco Administrative Code Chapter 12.G, SFAC may not participate in, support, or attempt to influence any political campaign for a candidate or for a ballot measure (collectively, "Political Activity") in the performance of the services provided under this Agreement. SFAC agrees to comply with San Francisco Administrative Code Chapter 12.G..

8.4 **Resource Conservation; Liquidated Damages.** Chapter 5 of the San Francisco Environment Code ("Resource Conservation") is incorporated in this Agreement.

8.5 **Tropical Hardwood/Virgin Redwood Ban.** Under Section 804(b) of the San Francisco Environment Code, the TIDA urges SFAC not to import, purchase, obtain, or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood product.

8.6 **Compliance with Americans with Disabilities Act.** SFAC acknowledges that under the Americans with Disabilities Act ("ADA"), programs, services, and other activities provided by a public entity to the public, whether directly or through a contractor, must be accessible to the disabled public. SFAC shall provide the services specified in this Agreement in a manner that complies with the ADA and any and all other applicable federal, state, and local disability rights legislation. SFAC agrees not to discriminate against disabled persons in the provision of services, benefits, or activities provided under this Agreement and further agrees that any violation of this prohibition on the part of SFAC, its employees, agents, or assigns will constitute a material breach of this Agreement.

Section 9. KEEPING AND STATUS OF RECORDS

9.1 **Records Created Part of SFAC's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form that SFAC prepares or obtains under this Agreement and that relate to the matters covered under this Agreement shall be the property of TIDA. SFAC agrees to deliver those documents to TIDA upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the TIDA and are not necessarily suitable for any future or other use. Documents will be subject to all Brown Act and Sunshine laws.

9.2 **SFAC's Books and Records.** SFAC shall maintain copies of any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to TIDA under this Agreement for three (3) years from the date of TIDA's final payment to SFAC under this Agreement. SFAC will provide copies of the documents to TIDA upon request.

9.3 **Inspection and Audit of Records.** Any records or documents that SFAC maintains under this Agreement shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of TIDA. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds Ten Thousand Dollars ($10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of the TIDA or as part of any audit of the TIDA, for a period of three (3) years after final payment under the Agreement.

Section 10. MISCELLANEOUS

This Agreement is not assignable either in whole or in part without the written consent of the Treasure Island Director. This Agreement may be amended or modified only by written agreement signed by both Parties. The invalidity, in whole or in part, of any provisions of this Agreement shall not void or affect the validity of any other provisions of this Agreement. (4) This Agreement, including Exhibit A, comprises the entire Agreement.

Section 11. INDEMNITY

To the extent that SFAC performs services under this Agreement as a "design professional," as that term is defined in Civil Code Section 2782.8, SFAC shall defend, indemnify, and hold TIDA and its officers, directors, employees, and agents harmless from any and all claims and liabilities related to or as a result of SFAC's performance of this Agreement to the extent caused, in whole or in part, by the negligence, recklessness, or willful misconduct, acts, or omissions of SFAC, its employees, or subcontractors.

SFAC shall incorporate an appropriate indemnity of SFAC and TIDA into all contracts, as recommended by the City's Risk Manager.

Section 12. NOTICES

All notices required by this Agreement shall be given to TIDA and SFAC in writing, by email and by (i) interoffice mail or (ii) first-class mail, postage prepaid, addressed as follows:

TIDA: Robert Beck
Treasure Island Director
Treasure Island Development Authority
One Avenue of the Palms, Suite 241
San Francisco, CA 94130

SFAC: Jill Manton, Director, Public Art Trust and Special Initiatives
San Francisco Art Commission
City and County of San Francisco
25 Van Ness, Suite 345
San Francisco, CA 94102

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement as of the date first set forth above.

TREASURE ISLAND DEVELOPMENT AUTHORITY

DATED: _____, 2015 By: _____
Robert Beck, Treasure Island Director

SAN FRANCISCO ARTS COMMISSION

DATED: _____, 2015 By: _____
Tom DeCaigny, Director of Cultural Affairs

APPROVED AS TO FORM FOR TIDA

DATED: _____, 2015 By: _____
Charles Sullivan, Deputy City Attorney

APPROVED AS TO FORM FOR SFAC

DATED: _____, 2015 BY: _____
Adine Varah, Deputy City Attorney

EXHIBIT A

SCOPE OF SERVICES

TIDA will issue Notices to Proceed, identifying the specific Services that SFAC is authorized to perform. TIDA reserves the right to change the Services at any time during the term of the Agreement; provided, however, that SFAC shall be paid for any service that meets the requirements of the Agreement and that is performed prior to the date of such change. SFAC will work closely with TIDA's staff and other consultants. SFAC shall coordinate its work with TIDA and inform TIDA of all daily activities. The Services shall be completed on time and within budget.

I. Summary of Roles and Responsibilities

A. SFAC Staff

The tasks to be performed and the general roles and responsibilities of SFAC staff are as follows:

i) Arts Master Plan

- Prepare a budget and timeline for preparation of an Arts Master Plan ("Master Plan");
- Prepare the Arts Master Plan, including revisions as necessary;
- Recommend two members of the Steering Committee (see II(C) below);
- Provide administrative support to the Steering Committee;
- Consult with TIDA staff on administration of the Public Art Program;
- Cooperate with TIDA staff to provide opportunity for the TIDA Citizens Advisory Board ("CAB") and the Developer to comment on the Arts Master Plan;

ii) Qualification and Selection of Artists

- Implement the Arts Master Plan in accordance with TIDA's priorities;
- Develop budgets and timelines for selecting artists and artworks;
- Prepare and issue RFQs seeking proposals from artists;
- Appoint one member to each Artist Selection Panel;
- Provide a venue and opportunity for Treasure Island community to participate in the process for selecting artists and artworks through proper outreach and notification of meeting dates.
- Ensure nondiscrimination in the process for selecting artists and artworks;
- Consult with professional art conservators regarding future maintenance requirements for artwork; and
- Negotiate, along with TIDA staff, and administer on TIDA's behalf, contracts with selected artists for commission, installation and/or purchase of selected artworks.

iii) Art Development and Installation Plan

- Manage the contracts with and make payments to Artists upon authorization from TIDA;

- Implement selected artworks (e.g., manage implementation of art projects and ensure that the artist's design is coordinated with the architectural, engineering and construction plans and schedule of the Treasure Island Program, ensure review of art work development at appropriate milestones and provide progress report during stages of implementation, coordinate the schedule and logistics for the transportation and installation of artwork with TIDA, its consultants and contractors and recommend whether to accept completed artworks);
- Notify TIDA staff to coordinate all visits to Treasure Island site by SFAC staff, Steering Committee, and artists;
- Prepare Activity and Accounting Reports;
- Maintain files on artists, artworks and the Public Art Program; and
- Report on insurance value of artworks at the completion of art projects.

iv) Conservation and Maintenance Plan

- Prepare Maintenance and Conservation Plan and budget for ongoing maintenance and conservation of artworks;
- Prepare Activity and Accounting Reports;
- Maintain files on artists, artworks, and the Public Art Program;
- Report on insurance value of artworks at the completion of art projects; and
- Make regular reports regarding work under this Agreement to the Arts Commission.

B. TIDA Staff

The general roles and responsibilities of TIDA staff are to:

- Recommend three members of the Steering Committee, at least one of whom shall be a representative of Treasure Island Community Development ("TICD"), the master developer;
- Designate a TIDA staff person as liaison to SFAC staff;
- Consult with SFAC staff on administration of the Public Art Program;
- Consult with SFAC staff on a budget and timeline for preparation of the Arts Master Plan;
- Consult with SFAC staff on preparation of the Arts Master Plan;
- Cooperate with SFAC staff to provide the TIDA CAB and the Developer the opportunity to comment on the Arts Master Plan;
- Develop a standard form of agreement to be used in contracting with artists;
- Provide feedback to SFAC staff in the preparation and issuance of RFQs and RFPs seeking qualifications and proposals from artists;
- Appoint one member to each Artist Selection Panel (TICD, the master developer, will also appoint one member);
- Notify SFAC and Steering Committee of any issues, problems, conflicts or concerns that might necessitate a change in the design of a proposed artwork based on needs of the Treasure Island Program;
- Maintain files on artists, artworks, and Public Art Program based on documents provided by SFAC staff; and

- Provide a venue and opportunity for Treasure Island community to participate in the process for selecting artists and artworks through proper outreach and notification of meeting dates.

- **C. Steering Committee**

A Steering Committee will be established to advise TIDA regarding the Public Art Program for the Treasure Island Program, under direction from the TIDA Board. The Steering Committee will be established through consensus of the Treasure Island Director and the Program Director of the SFAC. The Steering Committee shall be composed of the following five voting members, 3 appointed by the TIDA Director and 2 by the SFAC Program Director.

At least one of the three representatives appointed by TIDA shall have experience in the visual arts and at least one will be a representative of TICD. The members of the Steering Committee shall serve as volunteers and shall not be compensated for their time.

The parties intend that the general roles and responsibilities of the Steering Committee will be to:

- Recommend policies, objectives, public art enrichment opportunities, and procedures for administration of the Public Art Program;
- Recommend approval of a planning budget and timeline for preparation of the Arts Master Plan to the TIDA Board;
- Recommend approval of the Arts Master Plan, including any revisions, to the TIDA Board;
- Oversee implementation of the Arts Master Plan;
- Recommend approval of budgets and timelines for selecting artists and artworks to the TIDA Board;
- Appoint two members to each Artist Selection Panel;
- Ensure that the general public and representatives of the Treasure Island community participates in the process for selecting artists and artworks;
- Ensure nondiscrimination in the process for selecting artists and artworks;
- Recommend approval of Artist Selection Panels' recommendations of artists and artworks to the TIDA Board;
- Respond to requests by TIDA for changes to proposed artwork designs based upon specific issues, problems or concerns.
- Recommend acceptance of completed artworks;
- Recommend approval of a Maintenance and Conservation Plan for ongoing maintenance and conservation of artworks to the TIDA Board; and
- Review Activity and Accounting Reports.prepared by the SFAC Program Director.

SFAC staff will provide all administrative support to the Steering Committee.

The Steering Committee will meet periodically as needed. SFAC staff will provide copies of all Steering Committee meeting agendas and minutes to TIDA staff.

D. Art Selection Panels

Art Selection Panels will be convened to advise the Steering Committee regarding the selection of artists and artworks for TIDA 's Public Art Program, under direction from the TIDA Board.

Each Art Selection Panel shall consist of the following five voting members:

- one member appointed by the Treasure Island Director;
- one member appointed by the SFAC;
- one member appointed by the TICD; and
- two arts professionals appointed by the Steering Committee.

Members of the Steering Committee may serve on the Art Selection Panels. The members of the Art Selection Panels will be compensated for their time in accordance with SFAC's policies.

The general roles and responsibilities of the Art Selection Panels will be to:

- Solicit, interview, evaluate, and recommend artists and artworks to the Steering Committee; and
- Ensure that artists, regardless of race, color, creed, national origin, sex, or age, are eligible for consideration in the selection of artworks

E. TIDA Board

The TIDA Board, in its sole discretion, may:

- Approve a budget and timeline for preparation of the Arts Master Plan;
- Approve the Arts Master Plan, including any revisions;
- Approve budgets and timelines for selecting artists, artworks and art projects;
- Approve selection of artists, artworks and art projects;
- Approve artists, artworks and art projects outside the scope of this Agreement;
- Approve a Maintenance and Conservation Plan; and
- Ensure that there is coordination and no conflict between site selection for artworks commissioned for TIDA under this Agreement, by the SFAC, those artworks commissioned outside of this Agreement, through other means and the placement of historic artworks owned by TIDA.

II. Arts Master Plan.

A. SFAC staff, in consultation with TIDA staff, will propose a planning budget and timeline for preparing an Arts Master Plan. The Steering Committee will

recommend approval of the planning budget and timeline to the TIDA Board. The TIDA Board, in its sole discretion, may approve a planning budget and timeline.

B. SFAC staff, in consultation with TIDA staff, will prepare an Arts Master Plan. The Steering Committee will recommend approval of the Arts Master Plan to the TIDA Board. The TIDA Board, in its sole discretion, may approve an Arts Master Plan.

The Arts Master Plan will articulate the vision for the Public Art Program and identify the policies, objectives, and various public art opportunities for the Public Art Program, described in Section I above, to be incorporated in the Treasure Island Program. The Arts Master Plan's implementation will be coordinated with the phasing of the Treasure Island construction and development.

The components of the Arts Master Plan shall include, but not be limited to:

(1) Budget and timeline for the Public Art Program projecting when funds will be available and outlining processes for managing the budget accordingly;

(2) General locations and conceptual opportunities for specific artworks, a description of the type and variety of artwork to be included in the Public Art Program, recommendations for the placement of the 16 historic artworks already part of the TIDA collection, art programs and art events and/or cultural facilities that may be complementary to the Treasure Island design and programmatic objectives; and

(3) Criteria for selecting artworks for acquisition into TIDA's permanent collection, or for temporary artwork installations or other arts programming. The criteria for selecting artists, artworks and art projects shall be consistent with the criteria for the Public Art Program.

C. SFAC staff will cooperate with TIDA staff to provide the TIDA CAB and the Developer the opportunity to comment on the Arts Master Plan before the Steering Committee recommends approval of the Arts Master Plan to the TIDA Board for approval.

D. With oversight from the Steering Committee, SFAC staff will implement the Arts Master Plan approved by the TIDA Board.

E. SFAC staff will prepare and the Steering Committee will recommend approval of revisions to the Arts Master Plan, as necessary, to the TIDA Board. The TIDA Board, in its sole discretion, may approve revisions to the Arts Master Plan.

III. Selection of Artists and Commissioning Artworks.

A. SFAC staff will coordinate the process to identify, interview and recommend artists, artworks and art projects for the Public Art Program. The Art Selection

Panels will select artists and artworks and forward the Panels' selections to the Steering Committee. The Steering Committee will recommend approval of artists and artworks to the TIDA Board. The TIDA Board, in its sole discretion, may approve artists and artworks.

B. TIDA shall approve of the SFAC's standard form of agreement to be used in contracting with individual artists for the commissioning and installation of specific artworks. TIDA staff shall participate in SFAC's contract negotiations with artists.

C. Consistent with the Arts Master Plan approved by the TIDA Board and coordinated with the phasing of the Treasure Island construction and development, SFAC staff will develop budgets and timelines for specific artworks for temporary display and/or permanent acquisition, other arts programming as well as the identification of possible sites for artist studios and cultural facilities. Each permanent art work proposal will include an estimated cost for the future maintenance/conservation and insurance of each artwork. The Steering Committee will recommend approval of budgets and timelines for selecting artists, artworks and arts programming to the TIDA Board. The TIDA Board, in its sole discretion, may approve the budgets and timelines.

D. SFAC staff, in consultation with TIDA staff, will prepare and issue Requests for Qualifications ("RFQs") for specific artwork and arts programming opportunities identified in the Arts Master Plan. The RFQs will be: (1) based on the budgets and timelines for specific artworks and/or arts programs approved by the TIDA Board; and (2) seek proposals from artists for artworks that meet the policies, goals, and objectives of the Arts Master Plan and satisfy the criteria for the Public Art Program.

E. Members of the Art Selection Panels will solicit, interview, evaluate, and make recommendations to the Steering Committee regarding selecting/commissioning artists to create artworks or selecting previously produced artworks for temporary display and/or permanent acquisition.

F. The Art Selection Panels will review and evaluate qualifications from artists based on the policies, goals, and objectives in the Arts Master Plan and the criteria for the Public Art Program, and any additional criteria described in the RFQ.

G. The Steering Committee and SFAC staff shall work with the TIDA staff to provide a venue and opportunity for Treasure Island community to participate in the process for selecting artists and artworks through proper outreach and notification of meeting dates. Community participation may include supplying information, attending Art Selection Panel meetings, serving as voting members of an Art Selection Panel, or reviewing and commenting on Art Selection Panel proposals through the TIDA's CAB.

H. The Steering Committee, SFAC staff, and the Art Selection Panels shall ensure that artists are eligible for consideration in the selection of artworks regardless of race, color, creed, national origin, sex, or age.

I. Upon approval by the TIDA Board of an artist or artwork and after the TIDA has identified funds for maintenance/conservation and insurance of such artwork, TIDA staff and SFAC staff shall negotiate a contract between the SFAC and the selected artist(s) for commissioning or purchase and installation of individual artworks. Although the contract will be between SFAC and the artist, SFAC staff shall be responsible for reporting to TIDA about the artist's performance under the terms of the Agreement.

J. SFAC staff shall implement the approved artworks, including: (1) negotiate, along with TIDA staff, contracts for commission/installation of specific artworks; (2) coordinate the Public Art Program schedule with the Treasure Island Program design and construction schedule; (3) coordinate the review of the design of artwork and any specific structural or architectural requirements with the design and construction plans for Treasure Island; (4) , identify and prepare a detailed scope of work and specifications for any work to be performed by the design and construction teams to enable the proper integration and installation of the artwork in conjunction with TICD and TIDA staff; (5) work with TIDA and TICD to confirm that any design or construction work required for artwork has been successfully performed by design and construction teams (6) review and report to the Steering Committee and TIDA staff on the progress of artwork design; (7) coordinate schedule for artwork installation with the artists, TICD and TIDA; (8) prepare appropriate signage and other interpretive materials regarding artists, artworks and the Art Program, consistent with the Signage Master Plan; (9) develop a maintenance and conservation plan that identifies future maintenance and conservation requirements and (10) review and recommend to the Steering Committee whether to approve completed and/or installed artworks. The Steering Committee shall recommend whether to approve completed and/or installed artworks to the TIDA Board. The TIDA Board, in its sole discretion, may approve and accept individual artworks.

K. In the event that artworks procured and installed under the Public Art Program should need to be removed, relocated, and/or stored for any reason including to accommodate ongoing construction of the Treasure Island during the period of this Agreement, TIDA will make a good faith effort to notify SFAC staff of its intent to make changes that will affect installed artworks in sufficient time for staff to identify alternative locations for the artworks. TIDA will make a good faith effort to submit for Steering Committee and SFAC staff review plans for construction activities that will require the removal of artworks, impair the visibility of artworks, or otherwise affect the relationship of the artworks to the site. The Steering Committee will make a good faith effort to respond to a request by TIDA to relocate artworks in a timely manner, coordinate with the artist that produced the artwork and obtain the artist's recommendations regarding the location and method for removal, relocation, or storage. The cost of any unanticipated

removal, relocation, and/or storage of artworks to accommodate Treasure Island construction will be borne by TIDA.

L. SFAC staff will notify TIDA staff in advance of any site visits by the SFAC staff, Steering Committee, or artists related to the installation or inspection of artworks, and coordinate such activities with Treasure Island construction or operation requirements.

IV. Maintenance/Conservation and Insurance of Artworks.

A. SFAC staff will prepare a Maintenance Plan for ongoing maintenance/ conservation and insurance of artworks commissioned under the Public Art Program, including budgets and timelines. The Steering Committee will recommend approval of the Maintenance and Conservation Plan to the TIDA Board. The TIDA Board, subject to its sole discretion, may approve the Maintenance and Conservation Plan.

B. The Maintenance and Conservation Plan shall include: (1) repair, replacement, or improvement of artworks; (2) routine/on-going maintenance that can be accomplished by TIDA personnel with proper training; (3) major cleaning of artworks requiring specialized expertise and equipment and professional inspection of artwork to determine when maintenance is necessary; (4) recommended insurance of artwork; and (5) project maintenance costs and recommend reserves necessary to fund on-going maintenance.

C. TIDA will be responsible for procuring professional services at the recommendation of the SFAC for the maintenance/conservation and insurance of permanent or long term temporary artworks acquired through the Public Art Program. TIDA will integrate the budget for the approved Maintenance and Conservation Plan with the operating budget for the Treasure Island public parcels following their completion. TIDA will not issue any notice to proceed on the selection and/or commissioning of any artists or artworks unless and until TIDA determines that funds are available for the future on-going maintenance/conservation and insurance of such artworks.

V. Activity, Collection, and Accounting Reports.

A. The SFAC staff will prepare regular Activity and Accounting Reports for the term of this Agreement and submit them to TIDA Staff and the Steering Committee for review. TIDA Staff will provide the Reports to the TIDA Board to apprise them of progress.

B. SFAC staff will prepare an annual Activity Report, which shall report on, among other things:

(1) Artist selection, artwork commissioning, other arts programming and maintenance of artworks; and

(2) Inventory of artworks acquired by TIDA for its permanent collection.

C. SFAC Staff will prepare quarterly Accounting Reports, which shall report on, among other things:

(1) Detailed description of all encumbrances and expenditures recorded by SFAC staff that are charged to the Public Art Program, including supporting documents, such as payment vouchers, purchase agreement, and invoices;

(2) Names, classification, and the hours of work spent by each SFAC staff member on the Art Program; and

(3) Inventory of assets and value.

D. During the term of this Agreement, SFAC staff will make periodic evaluations of the insurance value of any artworks acquired during this period for TIDA's artwork collection. After the initial term of this Agreement, the SFAC will agree to provide these ongoing services in the future for an additional negotiated fee.

E. SFAC staff will maintain files containing artwork records, artist files, condition reports, maintenance records, conservation reports, and other similar records. SFAC staff may provide copies of the files to TIDA for duplicate storage purposes, in the SFAC staff's discretion.

VI. General Conditions.

A. The cost to TIDA for the SFAC staff Services described in this Agreement, including SFAC staff administrative time and expenses, and all costs associated with implementation of the Services, artist selection, artwork commissioning, installation and acquisition, shall not exceed the proceeds Art Fees collected over the course of development. Budgets for all expenditures under this program will be established and authorized through the issuance of Work Plans and NTPs.

B. The Services for the Public Art Program will be coordinated with the timing of design and construction of the public parcels on Treasure Island. TIDA will authorize the Steering Committee and SFAC staff to implement the Services described above through the issuance of NTPs and Task Orders. TIDA is under no obligation to issue any NTP or Work Plan, and shall not issue any NTP or Work Plan unless and until it identifies a source of funds for the maintenance/conservation and insurance of artworks.

C. Artworks acquired with Treasure Island Public Art Trust funds are the property of TIDA.

[Memorandum of Agreement between the Treasure Island Development Authority and the City and County of San Francisco Arts Commission for the Development and Management of a Public Art Program]

RESOLUTION AUTHORIZING THE TREASURE ISLAND DIRECTOR TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE SAN FRANCISCO ARTS COMMISSION FOR DEVELOPMENT AND MANAGEMENT OF A PUBLIC ART PROGRAM FOR TREASURE ISLAND.

WHEREAS, Former Naval Station Treasure Island is a military base located on Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by the United States of America, acting by and through the Department of the Navy; and,

WHEREAS, The Base was selected for closure and disposition by the Base Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its subsequent amendments; and,

WHEREAS, On April 21, 2011, the TIDA Board of Directors unanimously made certain environmental findings under the California Environmental Quality Act ("CEQA") and approved a package of legislation in furtherance of the development project (the "Project"), including a disposition and development agreement (the "DDA") with the Developer; and,

WHEREAS, On June 7, 2011, the Board of Supervisors unanimously confirmed certification of the final environmental impact report and made certain environmental findings under CEQA (collectively, the "FEIR") and approved a package of legislation in furtherance of the Project, including the DDA; and,

WHEREAS, The DDA requires vertical developers on Treasure Island and Yerba Buena Island to pay a 1% Art Fee for the development of a public art program on Treasure Island; and,

WHEREAS, The San Francisco Arts Commission ("SFAC") has extensive expertise and experience in public art and public art program administration, commissioning artworks, developing arts master plans and managing public art projects and its broad knowledge about art policies, best practices; and,

WHEREAS, Public Art has an important role in shaping the public environments, making public spaces a destination, and improving the quality of life in a community; and,

WHEREAS, TIDA staff have negotiated with SFAC staff to have the SFAC assist TIDA by developing an Arts Master Plan, manage the Arts Fees and arts program budget, qualify and select artists, artworks and art projects, prioritize the implementation of arts projects, contract with artists and manage the fabrication and installation of artworks, and develop conservation and maintenance plans and budgets for artworks; now, therefore, be it

RESOLVED, That the Authority Board of Directors approves the Memorandum of Agreement between the TIDA and the SFAC in substantially the form on file with the Board Secretary; and, be it

FURTHER RESOLVED, That the Authority Board of Directors authorizes the Treasure Island Director to enter into any additions, amendments or other modifications to the Memorandum of Agreement that the Treasure Island Director determines, following consultation with the City Attorney, are in the best interests of the City, that do not materially increase the obligations or liabilities of the TIDA, that do not materially reduce the rights of the TIDA, and are necessary or advisable to complete the transactions contemplated by the Memorandum of Understanding, such determination to be conclusively evidenced by the execution and delivery by the Treasure Island Director of the documents.

CERTIFICATE OF SECRETARY

I hereby certify that I am the duly elected Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on January 15, 2015.

_____

Jean-Paul Samaha, Secretary

TREASURE ISLAND AND YERBA BUENA ISLAND

T.I.D.A BOARD - Parks Design Review 1

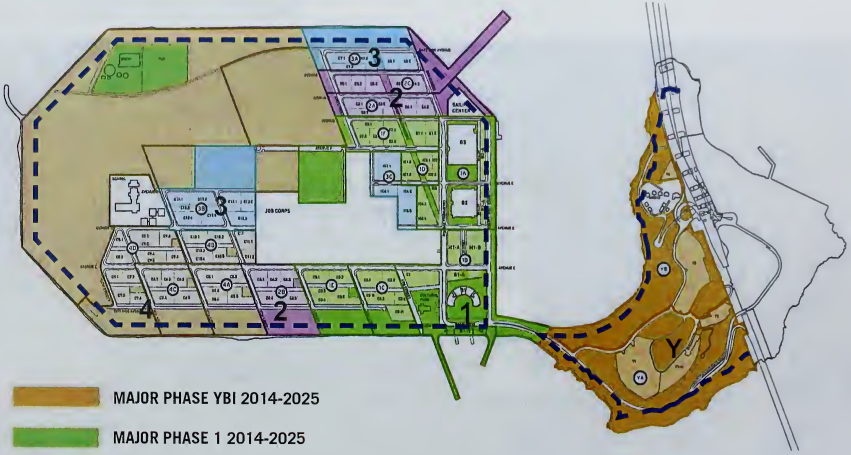
January 14, 2015

MEETING AGENDA

PARKS AND OPEN SPACE

1. CITYSIDE WATERFRONT PARK
2. CULTURAL PARK
3. EASTSIDE COMMONS
4. YERBA BUENA HILLTOP PARK

TREASURE ISLAND | TIDA BOARD - Parks Presentation 1 | JANUARY 14, 2015 | REVIEW AREAS FOR THIS MEETING NORTH



TREASURE ISLAND | TIDA BOARD - Parks Presentation 1 | JANUARY 14, 2015 | **DEVELOPMENT PHASING**

NORTH

CITYSIDE WATERFRONT PARK

NORTH


6
3
3
1
4
4
2
3
5
7
CITYSIDE AVENUE
1. Windrow Street
2. Waterfront Park
3. The Shared Public Way
4. Neighborhood Park
5. Neighborhood Residential Tower
6. School
7. Job Corps

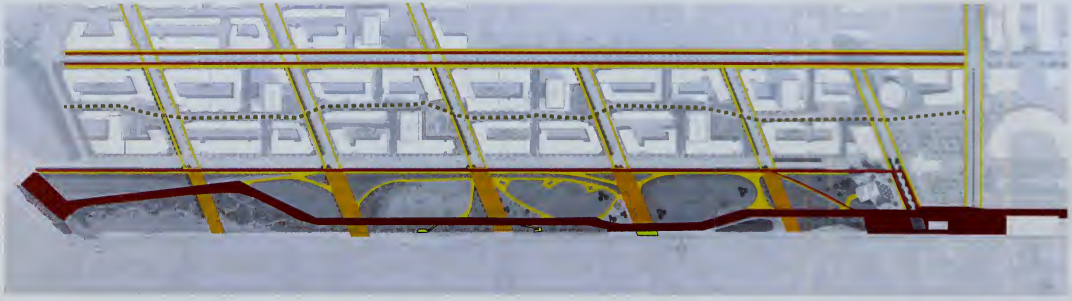
NORTH

CITYSIDE WATERFRONT PARK

TREASURE ISLAND | TIDA BOARD - Parks Presentation 1 | JANUARY 14, 2015 | **OVERALL PLAN**

NORTH

CITYSIDE PARK
PEDESTRIAN + BICYCLE CIRCULATION



- PROMENADE - BAY TRAIL (25'-35') MULTI USE BIKE/PED
- CYCLE TRACK - 10' TWO WAY
- WINDROW PLAZAS
- PEDESTRIAN PATHS
- OVERLOOKS
- CITYSIDE SHARED PUBLIC WAY

NORTH

CITYSIDE PARK
VEHICULAR ACCESS + PARKING

TWO-WAY TRAFFIC

PARALLEL PARKING ON EAST SIDE OF CITYSIDE AVE. - APPROX. 100 SPACES

PUBLIC PARKING AREA - APPROX. 20-35 SPACES

NORTH

GRACIOUS AND OPEN WITH INTIMATE MOMENTS

NORTH

RUSTIC AND URBAN

NORTH

ONE PARK MANY EXPERIENCES

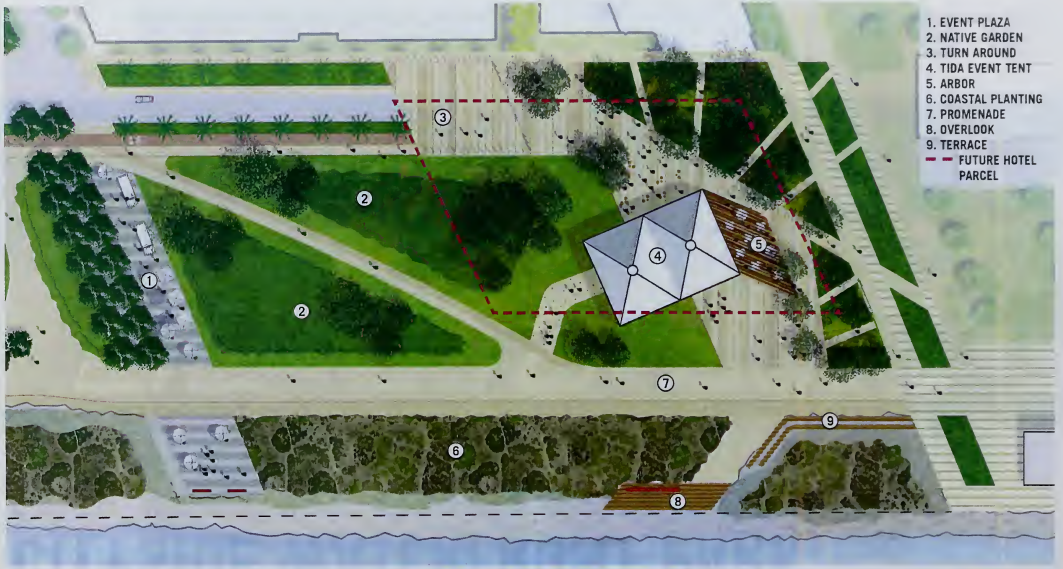
NORTH

CITYSIDE WATERFRONT PARK

TREASURE ISLAND | TIDA BOARD - Parks Presentation 1 | JANUARY 14, 2015 | OVERALL PLAN

NORTH

PAVILION GROVE AND PHOTO PLAZA



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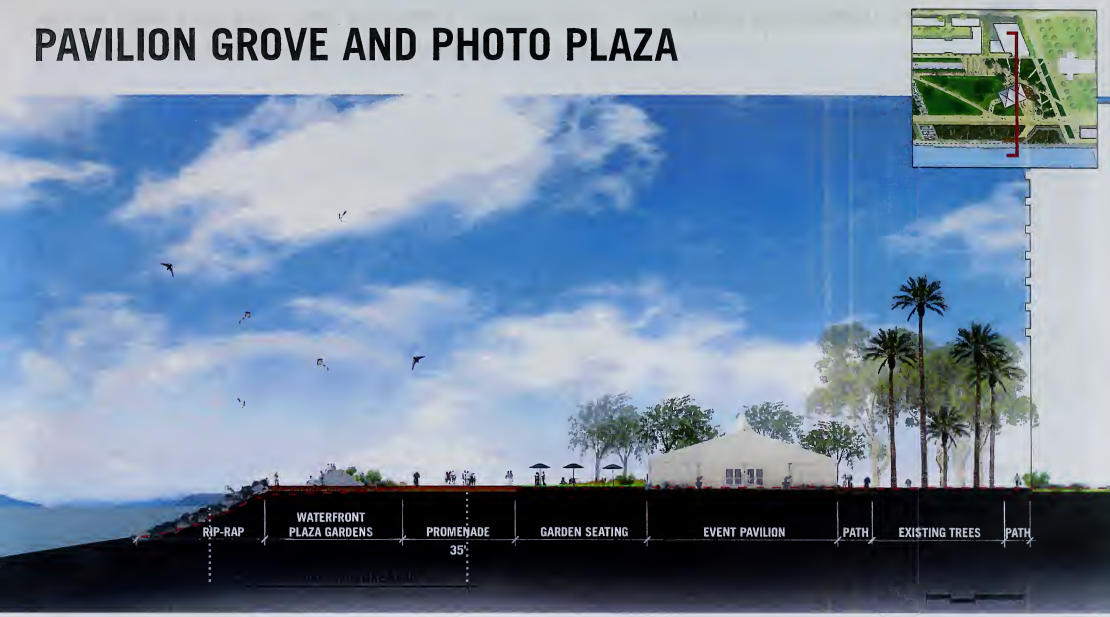
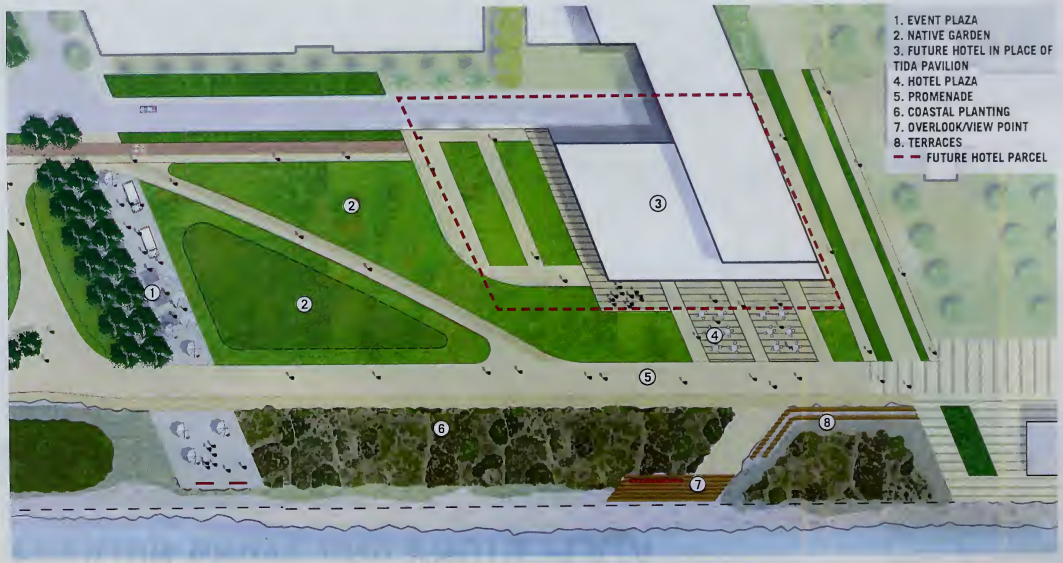
PAVILION GROVE AND PHOTO PLAZA



NORTH

FUTURE HOTEL



NORTH

EVENT PLAZA

NORTH

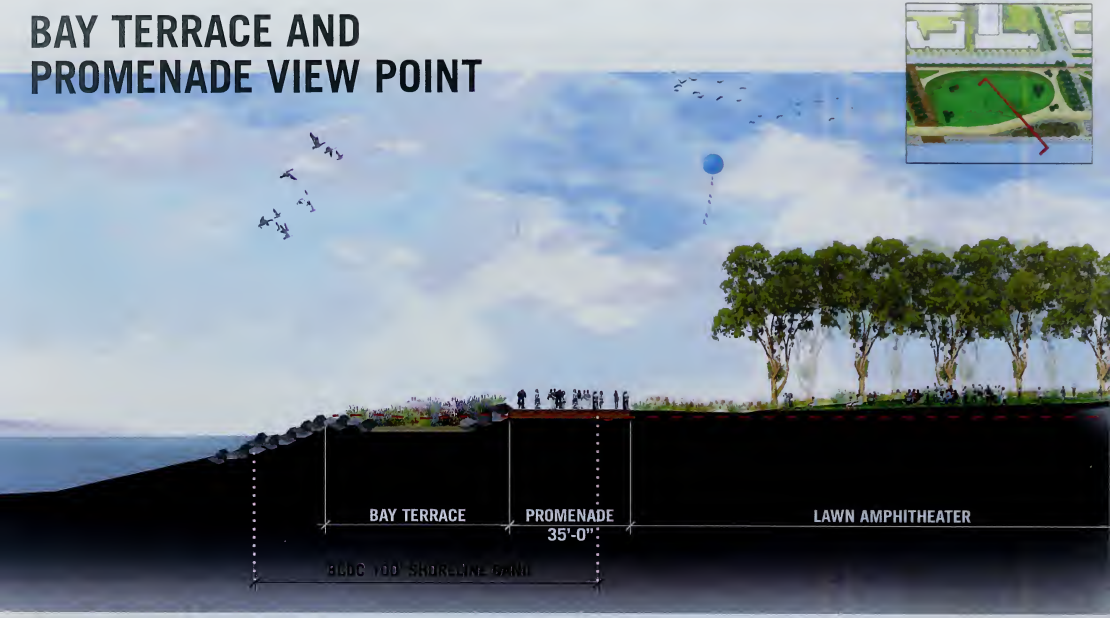
THE BOWL

NORTH

THE BOWL

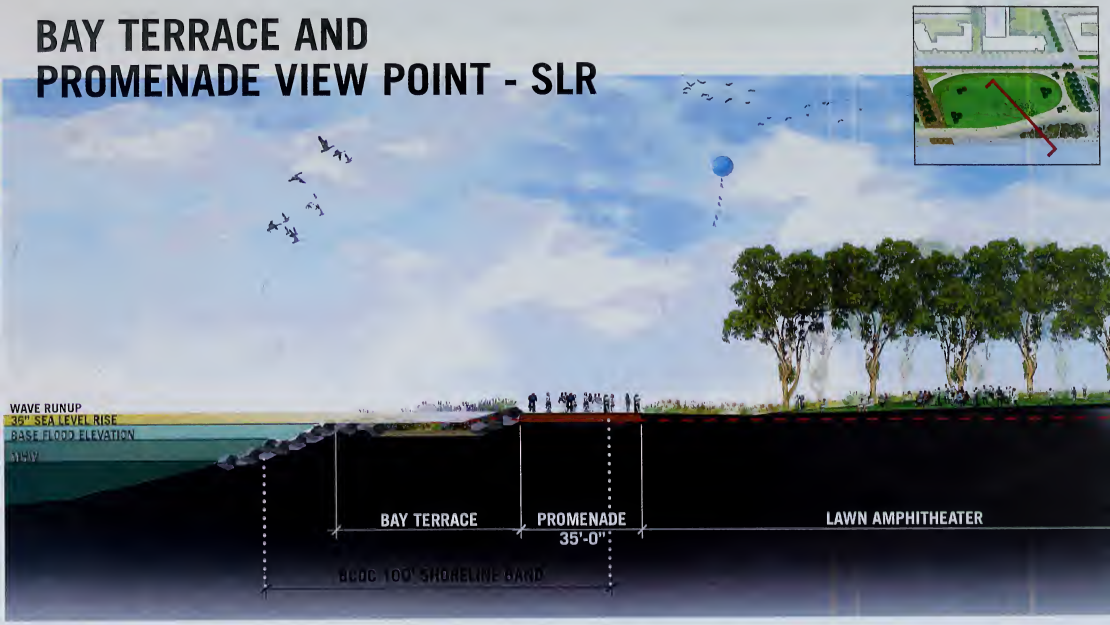
NORTH

BAY TERRACE AND PROMENADE VIEW POINT



NORTH

BAY TERRACE AND PROMENADE VIEW POINT - SLR

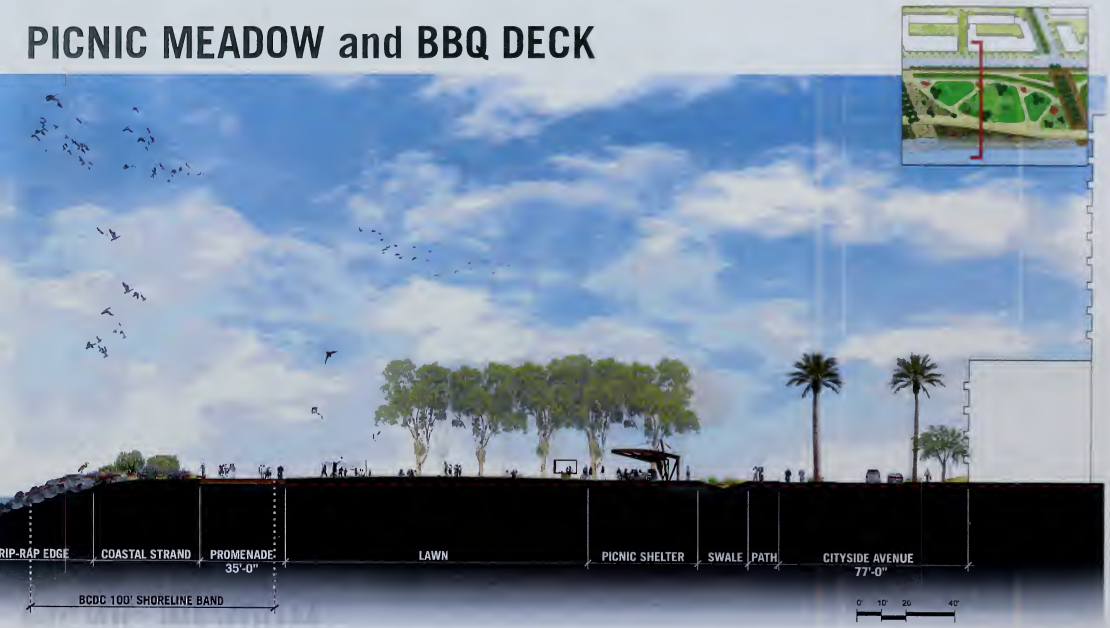


NORTH

PICNIC MEADOW

NORTH

PICNIC MEADOW and BBQ DECK



NORTH

TREASURE ISLAND | TIDA BOARD - Parks Presentation 1 | JANUARY 14, 2015 | CITYSIDE WATERFRONT PARK

NORTH

NEIGHBORHOOD LOUNGE AND CHILDREN'S GARDEN

NORTH

THE RUN

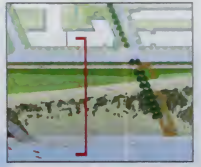
NORTH

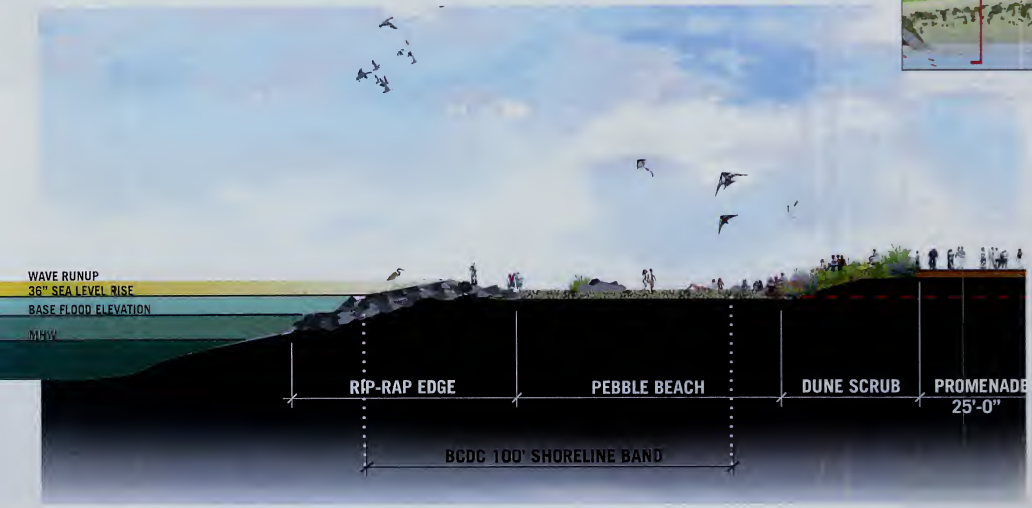
BEACH ABOVE THE BAY

NORTH

BEACH ABOVE THE BAY

BEACH ABOVE THE BAY- SLR





NORTH

TREASURE ISLAND | TIDA BOARD - Parks Presentation 1 | JANUARY 14, 2015 | CITYSIDE WATERFRONT PARK

NORTH

THE POINT

1. PROMENADE
2. PEBBLE BEACH
3. WARMING HUT
4. BOAT LAUNCH
5. BOAT STORAGE
6. COASTAL SCRUB
7. STORMWATER GARDEN

NORTH

ART PARK

NORTH

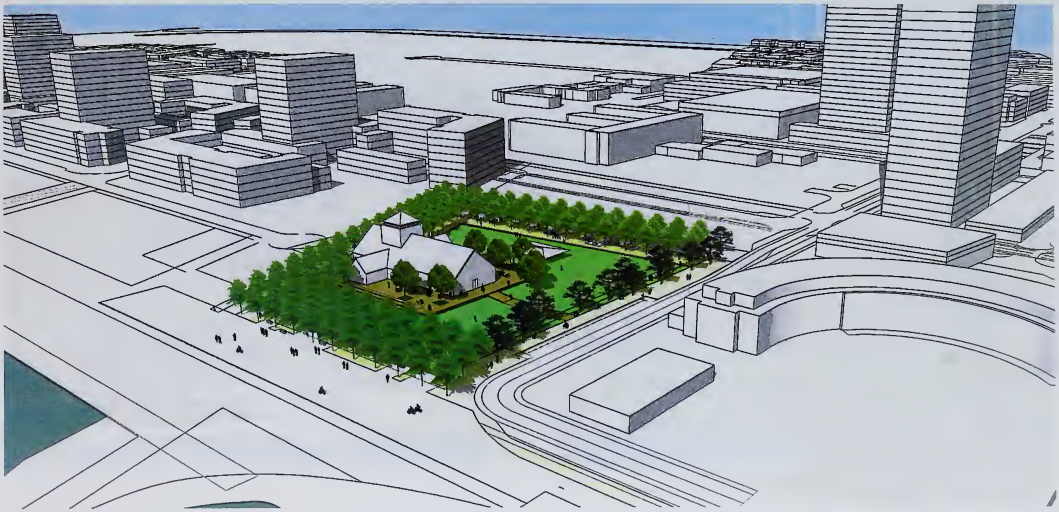
CULTURAL PARK

NORTH

SITE PLAN

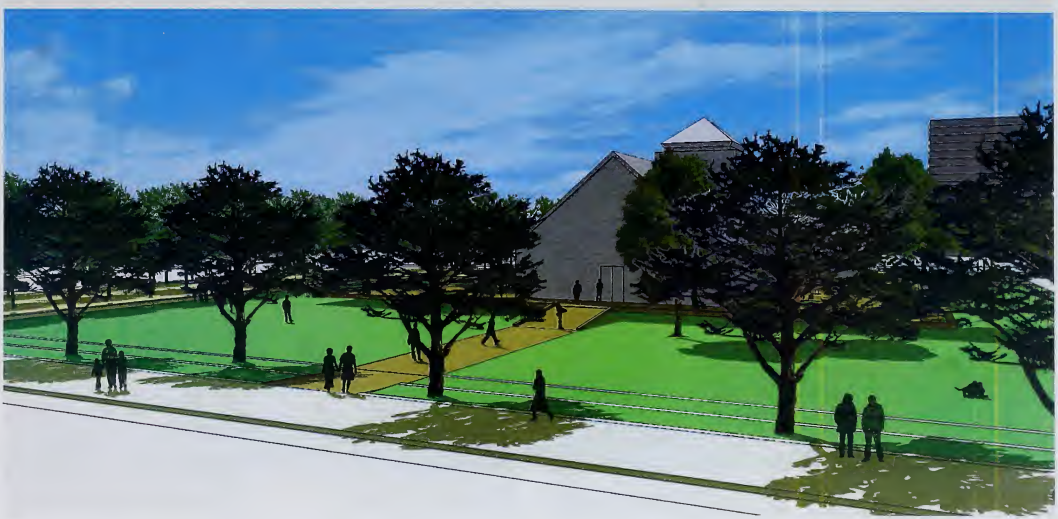

4TH STREET
CALIFORNIA AVENUE
PALM DRIVE
WATERSIDE PARK PROMENADE
0
30
60
120
N

AERIAL OBLIQUE FROM WEST
PHASE I



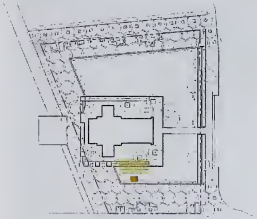
AERIAL OBLIQUE FROM WEST
BUILDOUT

CHAPEL ENTRY



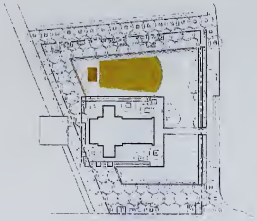
CITY VIEW FROM BOSQUE

CAPACITY STUDIES



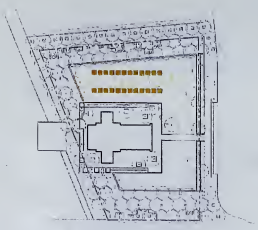
SMALL STAGED EVENT
Environmental Performance, Movie Night

300 people sitting / 16'x12' stage
Total Area: 3,500 SF



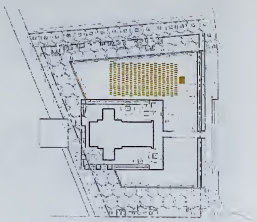
LARGE STAGED PERFORMANCE
Performance, Speech, Live Music

1,500 people standing / 32'x20' stage
Total Area: 9,000 SF



FESTIVAL
Art Walk, Farmer's Market, Brew Fest

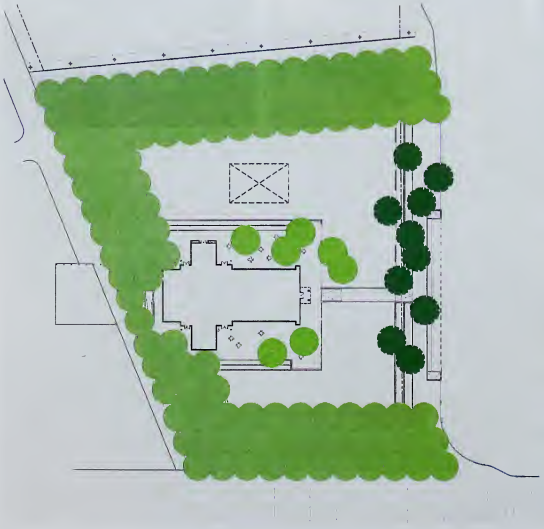
24 booths / 125 people shown
Total Area: 30,000 SF



FITNESS EVENT
Dance Party, Sponsored Wellness Events

300 yogis / 16'x12' stage
Total Area: 11,000 SF

PRELIMINARY TREE SELECTIONS



BOSQUE

Red Oak, *Quercus rubra*

DECK

Chinese Pistache, *Pistacia chinensis*

CALIFORNIA AVENUE

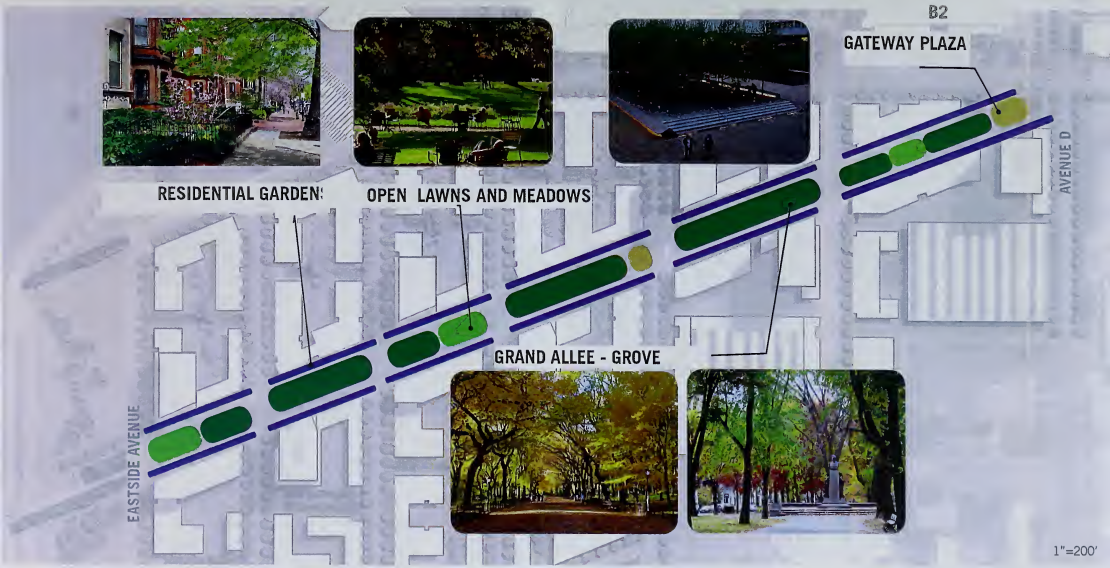
Monterey cypress, *Cupressus macrocarpa*

EASTSIDE COMMONS

NORTH

EASTSIDE COMMONS 2,100' LINEAR PARK

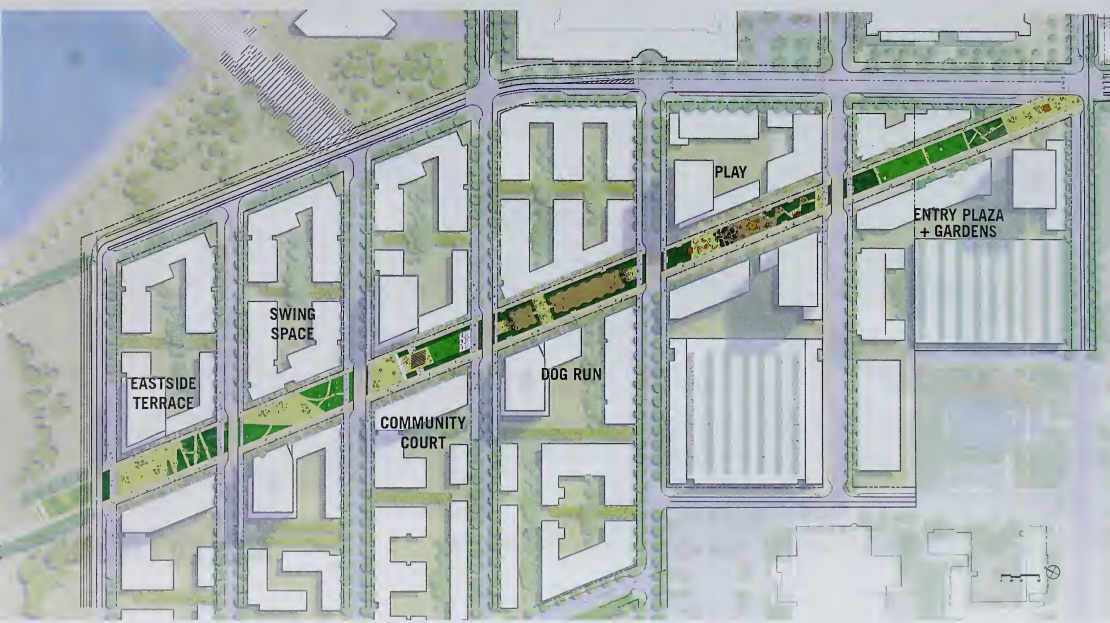
SERIAL ALLEE



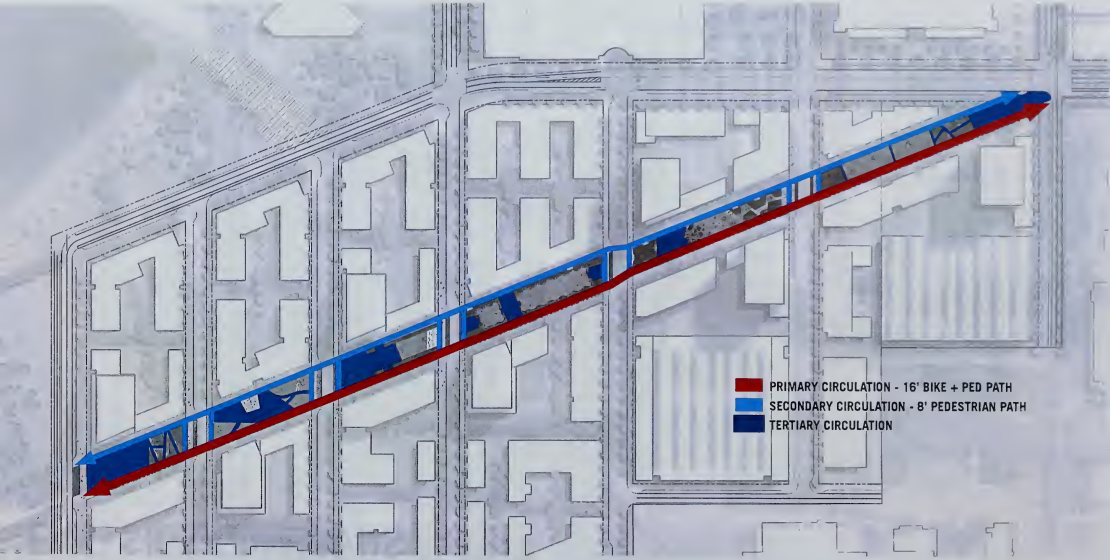
DISTINCT ROOMS

EASTSIDE COMMONS

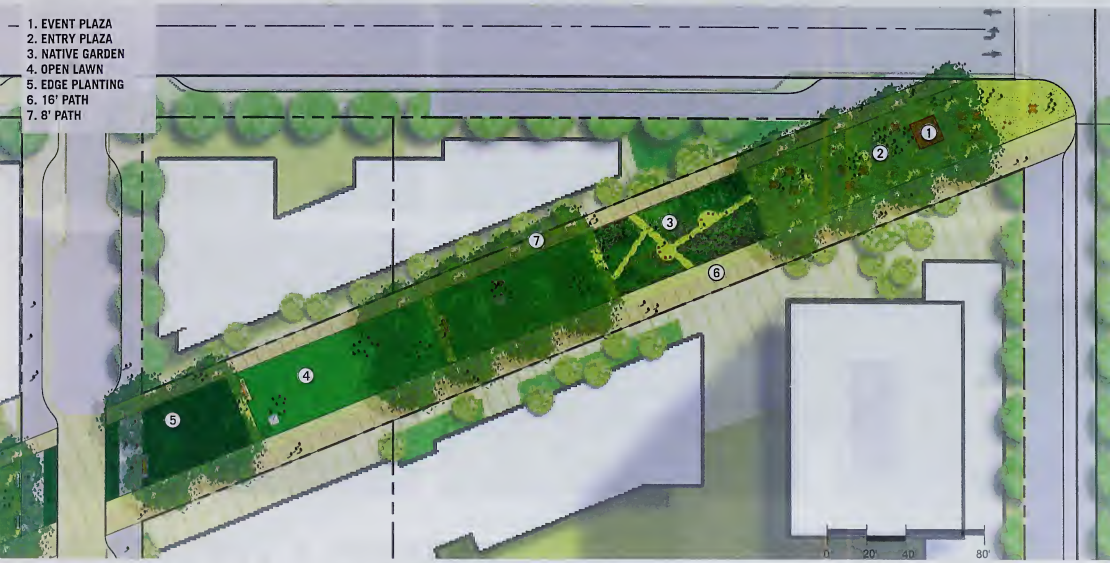
EASTSIDE COMMONS



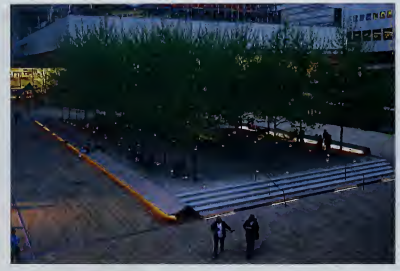
CIRCULATION



ENTRY PLAZA + GARDENS

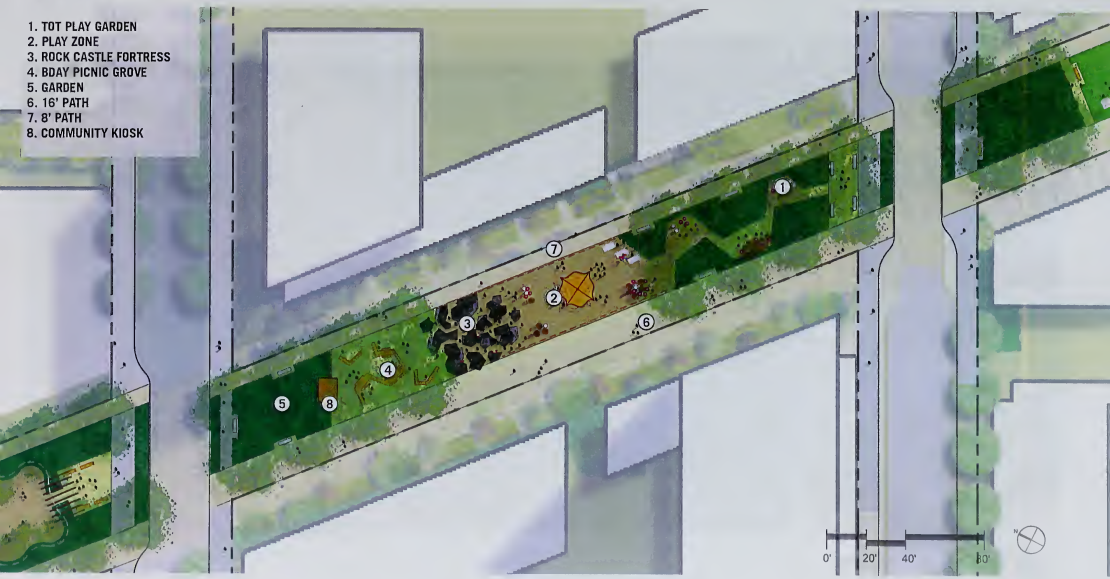


ENTRY PLAZA + GARDENS

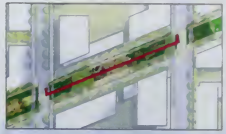


PLAY

1. TOT PLAY GARDEN
2. PLAY ZONE
3. ROCK CASTLE FORTRESS
4. BDAY PICNIC GROVE
5. GARDEN
6. 16' PATH
7. 8' PATH
8. COMMUNITY KIOSK



PLAY



0' 20' 40' 80'

PLAY

DOG RUN

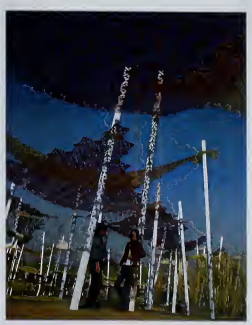
1. LARGE DOG RUN
2. DOG LOVER'S PLAZA
3. SMALL DOG RUN
4. 16' PATH
5. 8' PATH
6. ENTRY/GATEWAY

DOG RUN

COMMUNITY COURT

1. OPEN REC LAWN
2. PAVILION
3. DINING COURT
4. 16' PATH
5. 8' PATH

COMMUNITY COURT - PAVILION + REC LAWN



SWING SPACE

1. SWINGS IN LAWN
2. COURTYARD
3. 16' PATH
4. 8' PATH

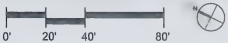
SWING SPACE


15'
SETBACK
PRIVATE AREA
10'
16'
56'
8'
15'
SETBACK
PRIVATE AREA
80' R.O.W.
10'

SWING SPACE

EASTSIDE TERRACE

1. COASTAL GARDEN
2. DG COURTYARD
3. MOVEABLE SEATING
4. 16' PATH
5. 8' PATH



EASTSIDE TERRACE

YBI HILLTOP PARK

NORTH

YERBA BUENA ISLAND HILLTOP

HOOD

SADDLE

1. GARDEN OF THE SKY TERRACES
2. BOSQUE
3. CENTRAL SPINE
4. LAWN
5. RESTROOMS
6. BIKE LOCKERS
7. PARKING
8. LAWN
9. DOG RUN

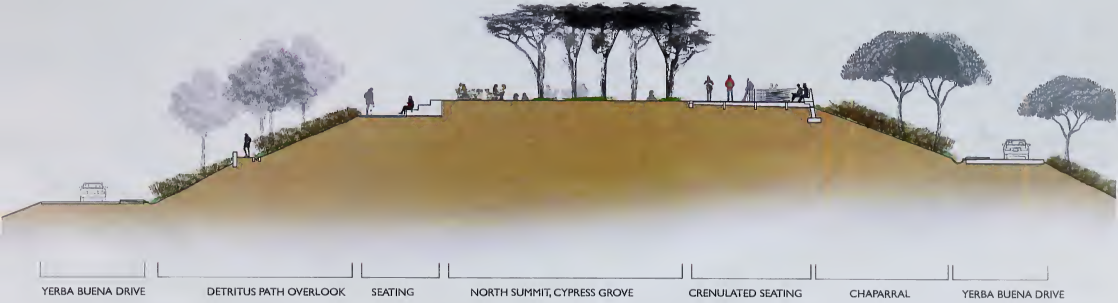
NORTH SUMMIT

10. CYPRESS GROVE
11. SEATING
12. REVERB OVERLOOKS

SOUTH SUMMIT

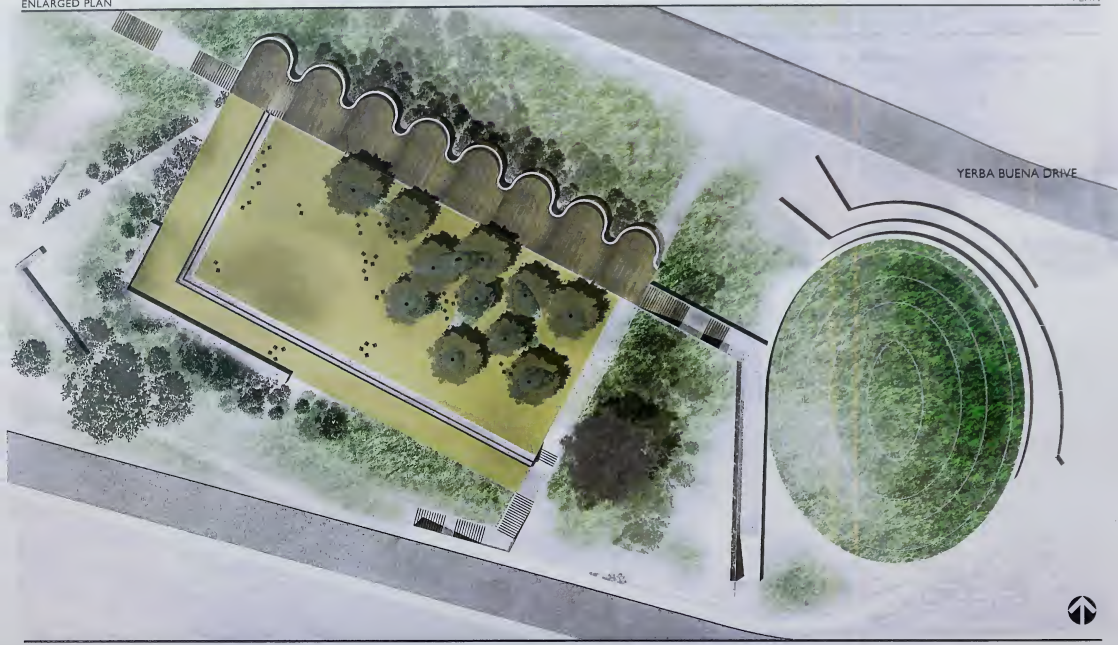
13. GOAT PATH
14. PICNIC AREA
15. VEHICLE PARKING / TURNAROUND
16. OVERLOOK
17. SUMMIT AMPHITHEATER


DETRITUS
NORTH SUMMIT
LAWN
SOUTH SUMMIT


YERBA BUENA DRIVE
DETRITUS PATH OVERLOOK
SEATING
NORTH SUMMIT, CYPRESS GROVE
CRENULATED SEATING
CHAPARRAL
YERBA BUENA DRIVE

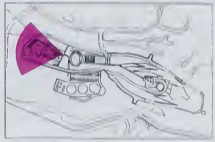
ENLARGED PLAN

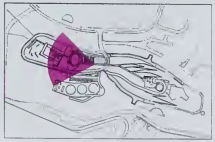
PLAN



HOOD

YERBA BUENA ISLAND
HILLTOP
5/19

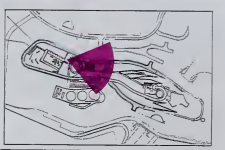





PARKING, RESTROOMS, YB DRIVE
GARDEN OF THE SKY TERRACES

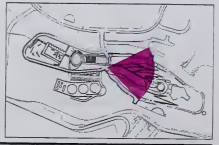
HOOD

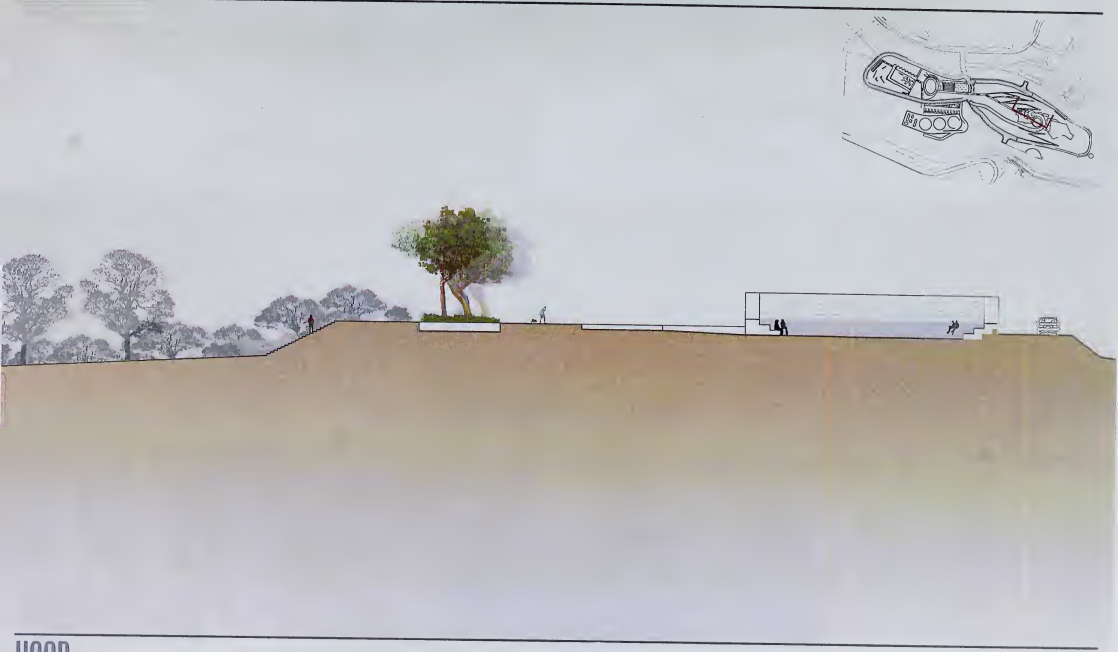
YERBA BUENA ISLAND
HILLTOP
10/19

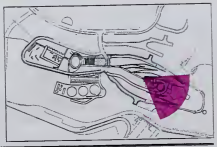


HOOD

YERBA BUENA ISLAND
HILLTOP
12/19

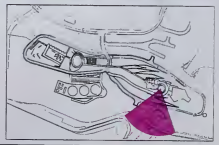




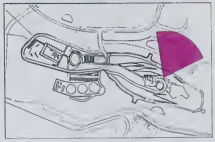


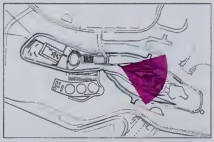

430
435
2
SIGNAL ROAD
425
420
430
430
1

View 1



View 2





CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS,
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

EDWIN M. LEE, MAYOR

TREASURE ISLAND DEVELOPMENT AUTHORITY
MEETING MINUTES

January 14, 2015 – 1:30PM

Room 400, City Hall
1 Dr. Carlton B. Goodlett Place

DIRECTORS

V. Fei Tsen, President
Larry Mazzola, Jr., VP
Linda Fadeke Richardson
Hon. Jane Kim (Ex-Officio)

Jean-Paul Samaha, Secretary
Mark Dunlop, CFO
Dr. Tomás Aragón
Jeff Kositsky

Robert Beck, Treasure Island Director
Kate Austin, Commission Secretary

ORDER OF BUSINESS

1. Call to Order 1:30pm

Present
Larry Mazzola
Mark Dunlop
V. Fei Tsen
Tomás Aragón
Jeff Kositsky

Excused
Linda Richardson
Jean-Paul Samaha
Supervisor Kim, *Ex-Officio*

2. General Public Comment
Mark Connors, TICW, gave comments on his January Community Watch Newsletter, emergency preparedness, and the March meeting of the SFPUC Citizens Advisory Board.
Walt Bilofsky, Treasure Island Museum, gave an overview of the TI museum for the new Directors.

Becky Hogue, resident and VP of TIC, commented that on June 5th there will be a graduation party for TI youth.

3. **Report by Treasure Island Director**
Robert Beck, Treasure Island Director, reported on the damage from the mid-December storm, which included erosion at the Clipper Cove marina area, roof leaks, four electrical poles on the line in Oakland supplying the Island failed in high winds, and a tree along Palm Drive snapped.
Various improvement projects including painting and hazardous tree removal have taken place on TI. The modular facilities to Station 48 broke ground on 1/13. TIDA established an Agency Account on NextDoor. The Treasure Island Flea Market will return to the Great Lawn January 24 and 25th. TIDA staff will participate in Dept. of Emergency Management's review and revision to the City's Evaluation/Relocation Emergency Support Function.
TIDA is working with Navy and TICD to finalize Deed & Title Insurance Policy to enable the first transfer.
TICD received agency comments on the Streetscape Master Plan on 1/9. Plan to seek TIDA Board approval in February.
First Infrastructure and Transportation Committee meeting will be held January 27th.
February Board Meeting on Tuesday, Feb. 10.

4. **Communications From and Received by TIDA**
There was no discussion on Communications by Directors.
There was no public comment.

5. **Ongoing Business by Board of Directors**
There was no discussion on Ongoing Business by Directors.
There was no public comment.

6. **CONSENT AGENDA**

a. Approving the Minutes of the December 10, 2014 Regular Meeting
b. Resolution Authorizing the Treasure Island Director to Execute an Electrical Interconnection Agreement with the Port of Oakland for the Use of the Davis Substation (*Action Item*)
c. Resolution Authorizing the Treasure Island Director to Execute an Electrical Easement Relocation Agreement with the Port and City of Oakland (*Action Item*)
d. Resolution Authorizing the Treasure Island Director to Execute a Fifth Extension of the Loan Agreement with the Fine Arts Museums of San Francisco for the Temporary Loan of the Miguel Covarrubias Mural "Fauna and Flora of the Pacific" (*Action Item*)

There was no public comment on Consent Agenda.

Director Dunlop moved the consent agenda.
Director Mazzola seconded the motion.
This item passed unanimously.

7. **Resolution to Appoint One Member of the Treasure Island Development Authority Board of Directors to Fill the Vacant Seat on the Infrastructure and Transportation Committee to Serve a One Year Term.**

Director Tsen made comments. Due to scheduling conflicts Director Aragon cannot be on the ITC and therefor a replacement member is needed.

Director Mazzola nominated Director Dunlop, an island resident.
Director Aragon seconded the nomination.

There was no public comment on the nomination.

This item passed unanimously.

8. **Resolution Authorizing the Treasure Island Director to Execute a Memorandum of Agreement with the San Francisco Art Commission for Development and Management of a Public Art Program for Treasure Island**

Robert Beck has been working with Jill Manton of the San Francisco Arts Commission to draft an MOU which lays out a framework planning for use of arts fees that will be collected as part of the TI Development on the Island. Key provisions of the MOU include the development of an Arts Master Plan, the establishment of a Steering Committee, provides for selection panels for individual art opportunities and art maintenance plans. The TIDA Board retains approval authority for the Arts Master Plan and the artists/art works recommend by theselection panel(s).

Jill Manton, Arts Commission, made comments.
Walt Bilofsky, TI Museum, made comments about the history of art on Treasure Island. Mr. Bilofsky is pleased with the MOU but wishes it was more explicit in addressing historical art context, conservation, and interpretive programing.
Claire Isaacs, TI Museum, made comments and is excited for this MOU.
Anne Schnoebelen, TI Museum, spoke more on the history of art on TI.

Director Mazzola moved the item.
Director Dunlop seconded the motion.
This item passed unanimously.

9. **Informational Presentation on Open Space work within Major Phase 1**

TICD presented on four parks on Treasure Island as part of Major Phase 1.
Chris Guillard, CMG, presented on the Cityside Waterfront Park. Guiding ideas include the history and grandeur of Treasure Island, the identity of the island, programmatic, sustainability, and reflecting interests of current and future residents. The Cityside Waterfront will be comprised several park segments or "rooms" separated by the windrow streets, each of which terminate in a plaza. Primary access is along Cityside Avenue.
Mr. Guillard presented on the Eastside Commons, which is 2,200 feet in length. This park is the primary connection for residents on the east side of Treasure Island to the transit

hub. This park is an opportunity to create a pedestrian oriented connection for residents, but is also a community space. This area will include a dog run, community court, picnic area, and a concept swing space. Art will be incorporated throughout the park.
Janice Nichole, Office of Cheryl Barton, presented on the Cultural Park which is the setting of the chapel. From the chapel to the surrounding grassy area is a drop of about 1.5 feet. The site provides opportunities for shade and sun. The space can support a variety of events such as small impromptu events, festivals, and weddings.

Tim Mollette-Parks, Hood Design, presented on Hilltop Park. The Hilltop Park on Yerba Buena Island rises 400+ feet above the Bay and has the amazing views. This park will encompass the island's two summits. Many of the existing structural features on YBI will be reused.

Peter Brastow, Dept. of Environment, looks forward to continue working with TIDA on spoke on the existing habitat on TI.
Carol Harvey, videographer and journalist, asked if the existing eucalyputus trees on YBI will remain.

10. Discussion of Future Agenda Items by Directors
Director Kositsky requested a report from the Housing Providers/TIHDI at the April on-island meeting.
Director Tsen requested a recap of development agreements for the new Directors.

11. Adjourn 3:10

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Disability Access
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San Bruno, and the 6, 7, 71 Haight/ Noriega. Accessible curbside parking is available on 1 Dr. Carlton B. Goodlett Place and Grove Street. For more information about MUNI accessible services, call 923-6142.

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TIDA Board of Directors - February Special Meeting Notice

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Austin, Kate
Wed 1/21/2015 1:10 PM
Inbox

To: Austin, Kate;

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NOTICE OF SPECIAL MEETING

TREASURE ISLAND DEVELOPMENT AUTHORITY

NOTICE IS HEREBY GIVEN that the regular February 11, 2015 Treasure Island Development Board Meeting is **canceled**.

The meeting has been **rescheduled** to **Tuesday, February 10, 2015 at 12:00pm** at San Francisco City Hall, **Room 408**. An agenda shall be posted 72 hours prior to the Special Meeting.

Treasure Island Development Authority

Relevant documents such as resolutions, staff summaries, leases, subleases are available at the Treasure Island Development Authority Office, One Avenue of the Palms, Second Floor, Treasure Island, and the Government Information Center at the Main Library, 100 Larkin Street. Public comment is taken on each item on the agenda.

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EDWIN M. LEE, MAYOR

TREASURE ISLAND DEVELOPMENT AUTHORITY

SPECIAL MEETING AGENDA

February 10, 2015 – 12:00PM

Room 408, City Hall
1 Dr. Carlton B. Goodlett Place

DIRECTORS

V. Fei Tsen, President
Larry Mazzola, Jr., VP
Linda Fadeke Richardson
Hon. Jane Kim (Ex-Officio)

Jean-Paul Samaha, Secretary
Mark Dunlop, CFO
Dr. Tomás Aragón
Jeff Kositsky

Robert Beck, Treasure Island Director
Kate Austin, Commission Secretary

ORDER OF BUSINESS

1. Call to Order and Roll Call

2. General Public Comment
This item is to allow members of the public to address the Treasure Island Development Authority Board ("Authority Board") on matters that are within the subject matter jurisdiction of the Authority Board and that do not appear on the agenda. In addition to General Public Comment, Public Comment will be held after each item on the agenda.
(Discussion Item)
Estimated Length of Item: 15 minutes

3. Reports

a. Reports by Treasure Island Director
This item is to allow the Treasure Island Director to report on Island Operations and Development activities including leasing, health and public safety, utilities, budget, Quality of Life issues, social services and on-Island events, the status of environmental remediation and coordination with the Department of the Navy, interactions with other City and State agencies, progress with Treasure Island Community Development in

implementation of the Disposition and Development Agreement and related plans, and other activities related to the transfer and development of the former Naval Station Treasure Island. *(Discussion Item)*
Estimated Length of Item: 30 minutes

b. Report by the Treasure Island/Yerba Buena Island Citizen's Advisory Board
This item is to allow the TI/YBI Citizen Advisory Board to report on activity at recent meetings of the Citizen Advisory Board *(Discussion Item)*
Estimated Length of Item: 5 minutes

4. Communications From and Received by TIDA *(Discussion Item)*
Estimated Length of Item: 5 minutes

5. Ongoing Business by Board of Directors *(Discussion Item)*
Estimated Length of Item: 5 minutes

6. CONSENT AGENDA *(Action Items)*
Estimated Length of Item: 5 minutes
All matters listed hereunder constitute a Consent Agenda, are considered to be routine by the Authority Board and will be acted upon by a single vote of the Authority Board. There will be no separate discussion of these items unless a member of the Authority Board so requests, in which event the matter shall be removed from the Consent Agenda and considered as a separate item.

a. Approving the Minutes of the January 14, 2015 Regular Meeting

7. Review of Entitlement Documents (*Informational Item*)
Estimated Length of Item: 20 min

8. Approval of the Streetscape Master Plan *(Action Item)*
Estimated Length of Item: 30 min

9. Overview of the Island Center Open Space Design *(Informational Item)*
Estimated Length of Item: 15 min

10. Adjourn

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TREASURE ISLAND DEVELOPMENT AUTHORITY FINANCIAL STATEMENT
SUMMARY OF REVENUES & EXPENDITURES

Fiscal Year 2014-2015 – Data as of 2/2/2015

REVENUES

Revenue Source	Budgeted Revenue (R)	Actuals (A)	Variance (A-R)	% YTD (A/R)
TI JOINT VENTURE - WINE VALLEY	120,000	-	(120,000)	0%
TIDA SPECIAL EVENTS	430,000	351,420	(78,580)	82%
COMMERCIAL PAYMENTS	3,840,770	2,260,709	(1,580,061)	59%
FILM	35,000	26,250	(8,750)	75%
YBI CELLSITES/BANNER	325,830	67,989	(257,841)	21%
MARINA	90,000	54,150	(35,850)	60%
HOUSING CAM	479,472	489,301	9,829	102%
JOHN STEWART CO.	3,689,470	575,716	(3,113,754)	16%
Total Revenues	**9,010,542**	**3,077,662**	**(5,932,880)**	**42%**

EXPENDITURES

Expenditure Type	Revised Budget	YTD Actuals	Encumbrances	Balance
021 NON PERSONNEL SERVICES	(8,998,906)	(1,267,028)	(1,205,070)	(6,526,808)
040 MATERIALS & SUPPLIES	(50,264)	(16,107)	(22,553)	(11,604)
081 SERVICES OF OTHER DEPTS	(10,084,530)	(1,205,875)	(6,729,937)	(2,148,719)
Total Expenditures	**(19,133,701)**	**(2,489,009)**	**(7,957,561)**	**(8,687,131)**

Sources: GSA Accounting. Executive Information System

TREASURE ISLAND DEVELOPMENT AUTHORITY FINANCIAL STATEMENT

SUMMARY OF WORK ORDERS

Fiscal Year 2014-2015 – Data as of 2/2/2015

Subobject	Sum of Revised Budget	Sum of Actuals: Year to Month	Sum of Encumbrances	Sum of Uncommitted Balance
0818I SR-BUILDING INSPECTION	(4,034)	-	-	(4,034)
081C0 GF-CON-MANAGEMENT SERVICES	(14,919)	-	-	(14,919)
081C4 GF-CON-INTERNAL AUDITS	(20,000)	-	-	(20,000)
081C5 IS-TIS-ISD SERVICES	(1,054)	(84)	(403)	(567)
081CA GF-ADM-GENERAL(AAO)	(2,889,857)	(560,607)	(1,655,112)	(674,138)
081CB GF-RISK MANAGEMENT SERVICES (AAO)	(252,098)	(56,656)	(65,998)	(129,444)
081CI IS-TIS-ISD SERVICES-INFRASTRUCTURE COST	(25,877)	(12,510)	(12,509)	(858)
081CP GF-CITY PLANNING	(1)	-	-	(1)
081CT GF-CITY ATTORNEY-LEGAL SERVICES	(1,759,781)	(56,686)	(939,872)	(763,223)
081CY GF-CHILDREN;YOUTH; AND FAMILY SERVICES	(213,747)	-	(213,747)	-
081ED GF-BUS & ECN DEV	(39,616)	-	-	(39,616)
081ER GF-EMERGENCY COMMUNICATIONS	(9,922)	-	-	(9,922)
081ET GF-TIS-TELEPHONE(AAO)	(18,602)	(4,187)	(9,705)	(4,710)
081EV GF-ENVIRONMENT	(1)	-	-	(1)
081FD GF-FIRE	(156,500)	-	(153,500)	(3,000)
081H2 GF-HR-MGMT TRAINING	(23,070)	-	(4,740)	(18,330)
081HN GF-HCN-COMM HEALTH NETWORK (AAO)	(119,418)	(12,096)	(62,904)	(44,418)
081MR EF-MUNICIPAL RAILWAY	(46,420)	-	-	(46,420)
081PA IS-PURCH-CENTRAL SHOPS-AUTO MAINT	(16,467)	(5,138)	(2,606)	(8,723)
081PF IS-PURCH-CENTRAL SHOPS-FUEL STOCK	(4,769)	(973)	(1,173)	(2,623)
081PK GF-PARKING & TRAFFIC	(74,135)	(1,064)	(23,936)	(49,135)
081PR IS-PURCH-REPRODUCTION	(17,676)	(2,439)	(3,561)	(11,676)
081PS GF-POLICE SECURITY	(91,752)	(42,691)	(45,854)	(3,207)
081SS GF-SOCIAL SERVICES	(43,144)	(41,307)	(1,837)	-
081UH GF-PUC-HETCH HETCHY	(1,533,660)	(342,739)	(1,113,566)	(77,355)
081UL GF-PUC-LIGHT HEAT & POWER	(311)	-	-	(311)
081W6 ADM-REAL ESTATE SPECIAL SERVICES	(82,581)	-	(51,040)	(31,541)
081WA SR-DPW-ARCHITECTURE	(10,000)	-	-	(10,000)
081WB SR-DPW-BUILDING REPAIR	(1,630,424)	(61,855)	(1,523,387)	(45,182)
081WC SR-DPW-STREET CLEANING	(166,811)	-	(161,766)	(5,045)
081WE SR-DPW-ENGINEERING	(4,890)	-	-	(4,890)
081WM SR-DPW-CONSTRUCTION MGMT	(22,953)	-	-	(22,953)
081WP SR-CWP-CLEAN WATER DEPARTMENT	(9,080)	-	(9,080)	-
081WR SR-DPW-STREET REPAIR	(455,937)	(4,843)	(352,444)	(98,649)
081WU SR-DPW-URBAN FORESTRY	(325,023)	-	(321,197)	(3,826)
	(10,084,530)	**(1,205,875)**	**(6,729,937)**	**(2,148,719)**

Source: Executive Information System (EIS)

Budget vs. Actuals 35.001

THE JOHN STEWART COMPANY

JAN 21 2015
RB, RA, FIC

MEMORANDUM

To: Mirian Saez, Director of Operations
Treasure Island Development Authority
City of San Francisco
410 Palm Avenue
Building 1, 2nd Floor
San Francisco, CA 94130

Date: April 4, 2014
RE: Base Rent Adjustment for the April 2014 to March 2015 period

Per the Sublease, Development, Marketing and Property Management Agreement between the Treasure Island Development Authority and the John Stewart Company, the Base Rent for the Sublease must be adjusted using a "CPI Adjustment" (Section 15.2). The agreement specifies that the adjustment will use the CPI for Urban and Wage Earners and Clerical Workers published most immediately preceding the Adjustment Date and compare this to the Index published most immediately preceding the prior Lease Year.

The CPI for the San Francisco-Oakland-San Jose area is attached (from the United State Department of Labor, Bureau of Labor Statistics).

Based on the underlying sublease agreement language, the underlying $500,000 base rent is inflated by CPI increase between 2013 and 2014. Base rent for the 2013-14 periods has been 620,191.00. The Base Rent for 2014-15 is therefore adjusted as follows:

Year over year adjustment from 2013 to 2014 is 245.148/240.262 = 1.02034 (see attached)

The new Base Rent adjustment for the upcoming period is:

(620,191.00) X (1.02034) = 632,806.00 (or 52733.67 monthly)

The adjusted Base Rent payments as prescribed under the sublease will thus be adjusted to $52,733.67 monthly for the April 2014 to March 2015 period.

Sincerely,

Jeffrey Kohler

Attachments

Cc: John Stewart, JSCo
Connie Le, JSCo
Lynny Lee, JSCo
Dan Stone, JSCo
Loren Sanborn, JSCo
Paula Schlunegger, JSCo
Jack Gardner, JSCo

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ESTIMATE OF REVENUES AND OPERATING EXPENSES
OPERATIONS
Dec 2014 Operations for Treasure Island Project

% Rent Allocation	Allocation 1	Allocation 2	Allocation 3	Average 2 months
Units ready for occupancy at Beginning of month	519	519	519	
Units Leased and Occupied during month				
Aggregate Units Leased and Occupied during month	425	424	424	424
Average Unit Rent				
	2014	2014	2014	
	Oct	Nov	Dec	
REVENUE FROM OPERATIONS				
Total Gross Rent Potential	1,170,991	1,169,630	1,173,930	1,171,517
Total Vacancies	(241,561)	(240,797)	(250,150)	
Financial Income	168	154	152	
Credit Check Revenue				
Other Revenue	3,472	2,345	2,234	
Total Net Revenue	933,070	931,332	926,166	
EXPENSES FROM OPERATIONS				
6300 ADMINISTRATIVE EXPENSES				
6210 Advertising/Marketing	-	-	-	
6250 Credit Reports	14	28	-	
6310 Office Salaries	18,101	17,853	26,706	
6311 Office Supplies	3,133	4,689	4,239	
6320 Management Fee	27,587	27,484	27,502	
6326 Temporary Services				
6330 Manager/Supervisor	3,022	11,598	9,805	
6331 Staff Units	2,950	2,950	2,950	
6340 Legal Expenses	1,810	5,120	6,328	
6350 Audit Fee/Bookkeeping	-	-	-	
6360 Telephone	1,474	1,386	1,525	
6370 Collection Loss	(516)	-	28,734	
6390 Miscellaneous Administrative	101	792	81	
6385 Mileage/Travel	281	222	226	
6392 Seminars/Training	-	413	-	
6396 Computer Charges	933	3,580	5,660	
6398 Remediation Expense	1,400	6,393	-	
Subtotal: Administrative Expenses	60,289	82,508	113,757	
6450 Subtotal: Utilities	142,613	142,277	142,277	
6589 Navy CAM Charge	28,242	28,242	28,242	
6515 Janitorial Supplies	340	812	1,352	
6517 Contract Cleaning	1,060	1,230	930	
6519& Pest -Supp& Contract & Bed Bugs	2,955	10,680	5,975	
6521 Operation/Maintenance Rent Free Unit	1,905	1,905	1,905	
6525 Rubbish Removal	30,881	31,442	26,323	
6530 Security Contract	42,815	27,351	27,399	
6532 Security Supplies	-	4,932	-	
6533 Fire Alarm Expenses	1,291	-	-	
6537 Grounds Contract	39,097	39,097	41,325	
6539 YBI Maintenance Payroll				
6510 Maintenance Payroll	18,658	18,481	22,425	
6541 Repairs Material	29,887	57,240	43,438	

ESTIMATE OF REVENUES AND OPERATING EXPENSES
OPERATIONS
Dec 2014 Operations for Treasure Island Project

% Rent Allocation	Allocation 1	Allocation 2	Allocation 3	Average 2 months
Units ready for occupancy at Beginning of month	519	519	519	
Units Leased and Occupied during month				
Aggregate Units Leased and Occupied during month	425	424	424	424
Average Unit Rent				
	2014	2014	2014	
	Oct	Nov	Dec	
6542 Repairs Contract	4,290	(4,324)	29,559	
6543 Plumbing Maintenance	22,075	11,998	36,160	
6544 Electric Maintenance	5,008	7,820	3,767	
6545 Elevator Maintenance				
6546 Heating and Cooling	4,923	2,720	11,390	
6548 Payroll Environmental				
6553 Appliance Repairs	412	-	-	
6560&6561 Painting and Decorating Supply & Contracts	1,880	3,244	-	
6570 Vehicle Lease	1,925	16,248	952	
6590 Misc. Oper and Maintenance	3,855	5,000	5,000	
6573 Uniform/Laundry Service	-	238	447	
6574 Repairs contract Other	53,165	29,397	32,262	
6596 Fire Damage Costs				
7230 Interior Replacement (eligible for RR Draw)	85,402	60,760	156,975	
7220 Appliance Replacement (eligible for RR Draw)	18,673	-	3,360	
7240 Exterior Replacement (eligible for RR Draw)	21,255	23,763	52,138	
Subtotal: Operating and Maintenance	391,754	350,033	503,083	
6711 Payroll Taxes	3,725	4,344	6,634	
6790 Misc Licenses/Permits	-	-	-	
6720 Property Insurance (inc.Insurance Claims and YTD adj)	21,275	22,006	22,503	
6802 Insurance Claims Expense	-	-	-	
6841 Interest on secuirty deposit	-	-	-	
6721 Fidelity Bond	201	201	201	
6722 Workers Compensation	3,350	3,939	4,354	
6723 Emp Health and Life Insurance (excludes 401(k))	5,749	5,749	5,749	
6723-010 401(K) Matching Contriution estimate	610	610	610	
6710 Possessory Interest Tax	8,910	8,910	8,910	
7137 Asses Management Fee (5% GL 6574 reimb per TIDA)	-	-	-	
7140 Base Rent Payment	52,734	52,734	52,734	52,734
Subtotal: Taxes/Insurance	96,553	98,492	101,694	
6900 Community Center	-		7,500	
6991 Recreation Salaries	-	359	-	
6992 Recreation Supplies	795	-	-	
Subtotal: Services	795	359	7,500	
TOTAL OPERATING EXPENSES	720,246	701,911	896,553	
Less Reserves	-	-	-	
Marketing Expenses				
TOTAL EXPENSES	720,246	701,911	896,553	
Total Expenses Net of Environmental	720,246	701,911	896,553	
TOTAL ENVIRONMENTAL EXPENSES	-	-	-	
Ending Balance	-	-	-	

ESTIMATE OF REVENUES AND OPERATING EXPENSES M
OPERATIONS
Dec 2014 Operations for Treasure Island Project

% Rent Allocation	Allocation 1	Allocation 2	Allocation 3	Average 2 months
Units ready for occupancy at Beginning of month	519	519	519	
Units Leased and Occupied during month				
Aggregate Units Leased and Occupied during month	425	424	424	424
Average Unit Rent				
	2014	2014	2014	
	Oct	Nov	Dec	
DISBURSEMENT OF REVENUES (Per Sublease Agreement)	Actual	Actual	Actual	
Total Gross Rent Potential	1,170,991	1,169,630	1,173,930	1,171,517
Total Net Revenue	933,070	931,332	926,166	930,189
Less Base Rent	(52,734)	(52,734)	(52,734)	(52,734)
Less Operating Expenses	(611,683)	(593,451)	(788,076)	
Less CAM Charge	(28,242)	(28,242)	(28,242)	
Less Replacement Reserve Funding	-	-	-	
Management Fee	(27,587)	(27,484)	(27,502)	(27,524)
Less Marketing Fee	-	-	-	
Addback Int security deposits				
Total Operating Expenses	(720,246)	(701,911)	(896,553)	
Revenues Net of Operating Expenses	212,824	229,421	29,613	
Revenues Remaining for Distribution in Percentage Rent	212,824	229,421	29,613	
TIDA Share of Revenues (Percentage Rent)	(202,182)	(217,950)	(28,132)	(149,421)
JSCo Share of Revenues (Percentage Rent)	(10,642)	(11,471)	(1,481)	(7,865)
Total Percentage Rent Disbursed	(212,824)	(229,421)	(29,613)	
Ending Balance Gross Revenues	(0)	0	0	

THE JOHN STEWART COMPANY

JAN 29 2015
RB KA FI/E

MEMORANDUM

To: Bob Beck, Treasure Island Director, Treasure Island Development Authority

cc: John Stewart, JSCo; Dan Stone, JSCo; Connie Le, JSCo; Sonya Rosenbach, JSCo; Loren Sanborn, JSCo; Jack Gardner, JSCo; Lynny Lee, JSCo

From: Jeffrey Kohler

Date: 1/16/2015

Subject: **Percentage Rent for Treasure Island Housing Project Sublease for Dec 2014**

Enclosed is our payment of Percentage Rent in the amount of $18,754 for the Dec 2014 period, calculated per the sublease agreement. In addition, the amount disbursed has been reduced by $9,378, recouping 1/36th of prior year audit adjustments outlined in the 2010 Audit per the previous sublease agreement (with an additional $13.00 deduction in final repayment month). As of today we has recouped 30/36th of prior year audit adjustment and the balance will need to recoup is $56,281.00.

Calculation of Funds Available for Distribution

TIDA receives 95% revenues remaining after adjusting gross revenues by operating expenses, current accretion due and the repayment of ledger balances based on sublease specifications. Funds expended for replacement reserve eligible items are expensed in the period expenses are recognized. To the degree that these costs are reimbursed from the replacement reserve account, percentage rent will be adjusted in the period that the reserve draw is approved.

For the month of Dec 2014 , actual Total Revenues were about 2.11% above budgeted Total Revenues. Total expenses for Dec 2014 were approximately 43.94% above budgeted for the month. The result was that Funds Available for Dec 2014 Distribution were $29,613 or about 89.58% below budgeted amounts. This is the result of several major ongoing projects including moisture remediation. These over budgeted expenditures make up 94% of the variance in the amount eligible for % rent distribution.

Calculation of Percentage Rent
Based on operations, a total of $29,613 in adjusted Gross Revenues after costs of operations are available for distribution for the Dec 2014 period. These revenues are distributed as follows:

Dec 2014 Distributions	Dec 2014 Actual	Dec 2014 Budgeted
Available for Distribution	$29,613	$284,166
Percentage rent for TIDA	$28,132	$269,947
Repay Prior overpayment 30 (1/36TH total per period)	-$9,378	
Net Disbursed as percentage rent to TIDA	$18,754	$269,947
Percentage rent for JSCO	$1,481	$14,207

This percentage rent breakdown reflects the current year split by TIDA/JSCo. Beginning with new sublease executed at September 2014, TIDA receives 95% of revenues after expenses, while the John Stewart Company percentage is 5% of the amount.

Comparison to Budget 12/31/2014

	December-14				YEAR TO DATE (T.I.D.A version)			
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance
Total Revenue	926,166	907,048	19,118	2.11%	5,593,944	5,442,312	151,632	2.79%
Marketing Expenses	4,388	6,666	(2,278)	-34.18%	18,818	40,004	(21,186)	-52.96%
Administrative Expenses	109,369	86,431	22,938	26.54%	567,781	518,624	49,157	9.48%
Utilities	142,277	153,000	(10,723)	-7.01%	858,027	918,000	(59,973)	-6.53%
Operating and Maintenance	318,852	204,627	114,225	55.82%	1,635,419	1,227,838	407,581	33.20%
Taxes and Insurance	56,460	39,598	16,862	42.58%	260,685	237,612	23,073	9.71%
Asset Mangement Fee	-	-	-	0.00%	-	-	-	0.00%
Base Rent	52,734	52,251	483	0.92%	316,402	313,507	2,895	0.92%
Reserves	-	11,560	(11,560)	-100.00%	2	69,360	(69,358)	-100.00%
Replacement (excl. anticipated draw)	212,473	68,749	143,724	209.06%	871,055	412,506	458,549	111.16%
Total Expenses	896,553	622,882	273,672	43.94%	4,528,188	3,737,451	790,737	21.16%
					-			
Available for Distribution	29,613	284,166	(254,553)	-89.58%	1,065,756	1,704,861	(639,105)	-37.49%
Available for Distribution	29,613	284,166	(254,553)	-89.58%	1,065,756	1,704,861	(639,105)	-37.49%
TIDA	28,132	269,947	(241,825)	-89.58%	1,012,468	1,619,682	(607,150)	-37.49%
JSCo	1,481	14,207	(12,728)	-89.59%	53,288	85,251	(31,955)	-37.48%

TIDA % Rent Payback (9,378.00) 2010 Audit Disbursement Reduction
Net Disbursed as percentage rent to TIDA 18,754.00

THE JOHN STEWART COMPANY

FEB 2 2015
RB, KA, F/G

TREASURE ISLAND

Monthly Maintenance Common Area Charges 2014

6589—MAINTENANCE-COMMON AREA CHARGES: The figure of an average $28,300 per month/$339,608 per year is included. Common Service charges are referenced in Section 3.1.2. and 3.1.3 of Exhibit 1 as part of the Exhibits to the Sublease Agreement. Common Service Charges are composed of two parts: a charge for the land ($6,886.96 per month) and a charge for the structures ($23,317.54) The Common Area charge for the structures is a function of each apartment's square footage. While Common service Charges per annum have been historically fixed at $30,204.50 per month/ $362.454.00 per year based upon a portfolio of 632 units, this expense was reduced in July 2007 by ***$1,962.38 per month to $28,242.10 per month***/$338,905.20 per year with the return of the 54 "borrowed" units to Treasure Island Homeless Development Initiative. The Common Area Charges are now based upon a portfolio of 578 units.

Dec 2014
JAN 2015

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THE JOHN STEWART COMPANY

To: Bob Beck, Treasure Island Director, TIDA

From: Dan Stone, Property Manager, Villages at Treasure Island DS

Date: 1/23/2015

Subject: 2015 Rent Schedule

Effective March 1, 2015 the Villages at Treasure Island will apply the allowable increase per the terms of the lease agreement. For 2015 the allowable increase is 1.9%.

Although The Villages at Treasure Island is not subject to the San Francisco Residential Rent Stabilization and Arbitration Board, per the terms of the lease, rents may be increased at the same rate or amount as permitted by the Ordinance.

These rental rates only apply to leases established on or after March 1, 2015.

Attached please find the 2015 rent schedule.

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CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS
BLDG. ONE, 2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

MIRIAN SAEZ
DIRECTOR OF ISLAND OPERATIONS

To: Treasure Island Development Authority Board of Directors

From: Bob Beck, Treasure Island Director

Date: February 6, 2015

Re: Use Permit and Film Permit Waivers

There were no Use Permit or Film Permit Waivers issued for the month of January.

Treasure Island Development Authority
Subleases and Permits Executed
Pursuant To Leasing Policy
As of February 6, 2015

Location / Facility	No.	Status (new / expired)	Company Name / Prospective Subtenant	Start Date	Leasehold Type	Sq. Ft.	Annual Rent
Building 1, Suites. 10B, 16A	923	New	San Francisco Collateral Agency, Inc.	1/1/15	Office/Storage	PA:225 PB:100	$6,000.00
Land located at Building 29	924	New	San Francisco Collateral Agency, Inc.	1/1/15	Storage	1,950	$7,200.00
Land at Avenue D and 12th	925	New	San Francisco Opera Association	2/1/15	Storage	48,975	$120,000.00
Building 157	933	New	SF Distilling Company	2/1/15	Storage/Manufacturing	PA:1,800 PB:2,000	$30,000.00
[illegible]rtion of Building 260	P-927	New	War Memorial Board of Trustees of the City and County of San Francisco	2/15/15	Storage	11,320	$108,000.00
Building 33 A,B, and C	P-928	New	Interchange counseling Institute, LLC	2/1/15	Office/Classroom	7,885	$92,516.00
Building 33	P-929	New	Clarity Creative Group LLC	1/18/15	Film	N/A	$2,250.00
Building 1	P-930	New	Sol Rouge, LLC	1/15/14	Event	N/A	$6,500.00
Building 1, Suite 216	P-931	New	World of Wonder Production, Inc.	1/16/15	Film	N/A	$3,000.00
Avenue of the Palms	P-934	New	Dwyer Productions LLC.	2/1/15	Photo	N/A	$500.00
Chapel	E-96	New	Sol Rouge, LLC	6/20/15	Event	N/A	$1,200.00
Casa de la Vista	E-97	New	Sol Rouge, LLC	6/20/15	Event	N/A	$5,000.00
Casa de la Vista	E-98	New	Sol Rouge, LLC	6/27/15	Event	N/A	$5,000.00
Casa de la Vista	E-99	New	Sol Rouge, LLC	7/18/15	Event	N/A	$5,000.00
Casa de la [illegible]ta	E-100	New	Sol Rouge, LLC	8/1/15	Event	N/A	$5,000.00

Chapel	E-101	New	Sol Rouge, LLC	9/13/15	Event	N/A	$1,200.00
Casa de la Vista	E-102	New	Sol Rouge, LLC	9/19/15	Event	N/A	$5,000.00
Chapel	E-103	New	Sol Rouge, LLC	9/26/15	Event	N/A	$1,200.00
Casa de la Vista	E-104	New	Sol Rouge, LLC	10/10/15	Event	N/A	$5,000.00
Chapel	E-105	New	Khoi Nguyen	10/11/15	Event	N/A	$1,200.00
Casa de la Vista	E-106	New	Sol Rouge, LLC	12/12/15	Event	N/A	$5,000.00
Fogwatch Picnic Area	E-107	New	USNA Parents Club of Northern California	10/11/15	Event	N/A	$500.00

January 2015 Treasure Island Crime Statistics
Provided by Officer J. O'Keeffe #681
on behalf of Captain DeFilippo, Southern Station

Occ. Date	Case #	Location	Incident Type	Comments
1-Jan-15	150-002-136	1224 Bayside Dr	Found Property	A resident was out walking his dog when he found several cards lying on the ground. The cards were credit cards and health cards.
3-Jan-15	150-008-219	13th St/Gateview Ave	Robbery	At 7pm, V was walking on Gateview at the trail entrance, when two black males approached her. The first suspect grabbed V's purse from her hands. V held on tight to the purse. The suspect overpowered her. Both suspect fled with the purse on foot. V chased the suspects but lost sight of them in Hutchins Ct.
4-Jan-15	150-011-507	1419 Striped Bass St	Missing Juvenile	A parent reported that his daughter ran away from home.
5-Jan-15	150-012-204	1205 Bayside Dr	Burglary	V reported that an unknown suspect broke into the business between 12/29/14-01/05/15, broke in and stole copper piping.
5-Jan-15	150-012-458	1 Avenue of The Palms	Burglary	V stated that between 01/02-05/15 the business had been ransacked. No signs of forced entry. Several personal items were stolen from the office.
6-Jan-15	150-019-294	1220 Bayside Dr	Found Property	Property manager was cleaning out a vacant building and found 17 bullets in a closet. PD seized the bullets.
7-Jan-15	150-022-952	1110 Hallyburton Ct	Found Property	On duty police officer located a sheet of collector's coins on the ground near empty storage containers. The coins were booked for safe keeping.
8-Jan-15	150-024-049	2 Avenue of the Palms	Auto Boost	V parked her vehicle near the TI Main Gate. She walked a short distance away from her vehicle. She looked back at her vehicle and saw a male standing next to her vehicle. The male fled onfoot. The vehicle had been boosted and several personal items had been taken.
9-Jan-15	150-027-899	Treasure Island Rd	DUI	SFPD conducted a traffic stop which lead to a DUI investigation and an arrest.
10-Jan-14	150-029-384	1419 Striped Bass St	Lost Property	R left her purse on top of a vehicle while getting into her car. She drove off forgetting to pick up her purse. She was unable to locate her purse.
11-Jan-05	150-032-224	401 Avenue of the Palms	Auto Boost	V left his vehicle locked and secured for 30 minutes. He returned to find that a window had been smashed and his personal items were stolen out of the vehicle.
12-Jan-15	150-033-573	Missing/Found Juvenile	351 Avenue H	Job corp reported a missing juvenile. Juvenile was shortly located at the parent's house in Hayward.
12-Jan-15	150-036-577	1411 Flounder Ct	Domestic Violence	Domestic violence reported.
12-Dec-15	150-041-532	1220 Bayside Dr	Found Property	Amunition located in a backyard.
14-Jan-15	150-043-027	1251 Exposition Dr	Malicious Mischief	Domestic dispute between an uncle and a nephew. When nephew fled the scene he threatened the uncle and damaged the uncle's vehicle.
16-Jan-15	150-050-050	275 California Ave	Missing Juvenile	Job Cory reported a runaway juvenile.
17-Jan-15	150-050-367	701 14th St	Recovered Vehicle	Vehicle stolen outside of San Francisco, recovered.

January 2015 Treasure Island Crime Statistics
Provided by Officer J. O'Keeffe #681
on behalf of Captain DeFilippo, Southern Station

18-Jan-15	150-054-074	600 California Ave	Auto Boost	Camera stolen from a vehicle.
18-Jan-15	150-054-109	600 Avenue M	Auto Boost	Laptop and Ipad boosted from a vehicle.
19-Jan-15	150-058-355	351 Avenue H	Suspicious Occurrence	Ex-Job Corp employee was reported trespassing on the property.
20-Jan-15	150-063-348	150 4th St	Theft	Treasure Island Market reported that a black male stole a burrito and a 12oz bottle of snapple beverage from the store.
21-Jan-15	150-063-047	60 Clipper Cove Way	Vandalism	Treasure Island Bar and grill reported that a door had been left open and feces was found on the floor in the men's bathroom.
22-Jan-15	150-050-050	275 California Ave	Found Person	Missing juvenile returned to Job Corp, healthy and unharmed.
22-Jan-15	150-068-815	1306 Gateview Ave	Theft	V left home for a few hours in the evening. When she returned, several items were missing from her home. There were no signs of forced entry into the apartment.
24-Jan-15	150-074-204	905 Avenue B	Threats	V received a phone call from a blocked number. The S, was a friend's girlfriend. The S made threatening statements to the V.
25-Jan-15	150-075-149	470 Avenue H	Permit Violation	SFPD officers noticed an illegal party taking place in a warehouse. The officers identified the person incharge of the event. There were no permits for the party and there was a make shift bar, where alcoholic beverages were being sold. The party was broken up and the building was secured by PD.
25-Jan-15	150-077-565	1253 Exposition Dr	Auto Boost	V reported that the window of his vehicle had been smashed. A witness sw a male standing near the car. The S fled the scene on foot.
25-Jan-15	150-088-205	302 Nimitz Dr	Fraud	V reported to police that a S was fraudulently attempting to open a Target credit card under V's name.
29-Jan-15	150-088-857	401 California Ave	Auto Boost	V's camera was boost from his vehilce while parked.
30-Jan-15	150-093-812	1251 Exposition Dr	Threats	Domestic violence threats reported. One suspect arrested.
LEGEND: (V) = Victim (S) = Suspect (J) = Juvenile				

Treasure Island Nurse Clinic Cumulative Report 2014-15

Cumulative Service Numbers	August	Sept	Oct	Nov	Dec	Jan	Total
Nursing Clinic Services							
Total Patient Visits	44	11	27	14	25	13	134
Adult Patients	37	37	23	11	19	8	108
Pediatric Patients	2	2	4	3	6	5	26
Individual Patients Seen			107	116	118	122	118

	August	Sept	Oct	Nov	Dec	Jan	Total
Nursing Clinic Services							
Connection or Reconnection with Primary Care Provider (PCP)		2	1		1	1	5
Blood Pressure Check	13	6	4	6	5	9	43
Flu Shots			12	11	19		42
TDAP Immunization	2	1					3
DME	3						3
Mental Health			1			1	1
Cough	1	3	1	1		2	8
Sinus Congestion	2	3		1	3	3	12
Asthma	5	5	2		1	4	17
Blood Sugar Check	3	2	3	5	2	3	18
Muscular-Skeletal Pain	4	3			1	1	7
Shortness of Breath (DOE)							0
Edema						1	0
Neurological Sx		1					1
Headache							0
Diarrhea						1	0
Dyspepsia	2					1	3
Rash	2		3				5
Dental Abscess							0
Ocular Pain / Vision Change							0
Urgent Need of Medication	3		2				5
TB Test	4						4
Constipation	1						1
Pregnancy Test	1						1
Sex Education	2		2				2
Abdominal Pain	1		1				2
Nose Bleed							0
Fever						1	0
Pruritis							0
Immunization	2						2
Wound Care		1	3	2		1	6
Abscess							0
Foot Fungus	3	1				1	4
Head trauma							0
Eczema	1						1
Head Lice	2						2
Scabies	24						24
Conjunctivitis							0
Total Patient Chief Complaints	81		35	26	32		116

Program/Services	August	Sept	Oct	Nov	Dec	Jan	Total
Groups and Outreach							
Adolescent Health Group							0
Community Event Screening	2				1		3
Tdap Outreach Campaign	2						2
Referral to Asthma TASK						4	4
Flu Shot Campaign			2	2	1		5
Adult Health Group	1						1
Health and Wellness Events	2				1		2
Health Information Distributed	3	2	2	2	1		10
TOTAL	10	2	4	4	4		16

Requested Service Not Provided on Site							
HIV / STD Testing	2		3	2			2
Mental Health	2		3	3	3	2	11

Patients' Primary Care Clinics	August	Sept	Oct	Nov	Dec	Jan	Total
SFGH	4		2			2	8
Tom Waddell	2	2	1	2	1	1	9
Saint Mary's							
CPMC			1				1
UCSF	1			1	2	1	5
HR 360/ Haight Ashbury	19		1				20
Kaiser	4	3	7	2	1	4	21
Patients without Primary Care	3	3	3	2			11
Native American H C	1		1				2
Private	6	1	2	6			15
Saint Luke's		1				2	3
Saint Anthony's					1		1
China Town HC			1	1			
Curry Senior Center							
Southeast HC							
Northeast					1		1
Saint Francis	1						1
SOM HC	1			1	1	1	4

TI01 - TI Case Summary

Open

CASE ID	OPEN DT	CLOSED DT	CATEGORY	TYPE	LOCATION	OTHER DESCRIPTION	AGENCY
3084128	11/20/2013 8:56:59 AM		Street Defects	Pavement_Defect	Intersection of TREASURE ISLAND RD and		DPW BSSR
3612259	5/5/2014 6:22:43 AM		Tree Maintenance	Trees - Damaged_Tree	Intersection of NIMITZ LN and	2 very dead and large broken tree limbs,,,waiting to fall on below roadway and probably damage cars and/ kill someone. Also 2 blown down Gum trees that probably also should be ,,,obvious	DPW BUF
3774378	6/26/2014 9:05:44 AM		Graffiti Private Property	Not_Offensive Graffiti on Private Property	Intersection of 5TH TI ST and AVENUE H	330 05th Ti St -- Graffiti - Private	DPW BSES BUF Graffiti
3864749	7/28/2014 1:43:33 AM		Streetlights	Streetlight - Light Burnt Out	Intersection of I-80 E OFF RAMP and I-80 W ON RAMP	Pole R30	PUC Power
3871829	7/29/2014 11:57:24 PM		Streetlights	Streetlight - Light Flickering On Off	1201 BAYSIDE DR, SAN FRANCISCO, CA. 94130	Replaced 400 watt hps	PUC Power
4239239	11/24/2014 12:35:02 PM		Street Defects	Pavement_Defect	Intersection of 13TH TI ST and AVENUE E		DPW BSSR
4285097	12/9/2014 10:05:01 AM		Street Defects	Pavement_Defect	Intersection of HILLCREST RD and TREASURE ISLAND RD	Hillcrest Rd -- For Front End Loader (FEL): What?.To clean the debris off the road, Debris is causing traffic hazard. dump the debris on the Treasure islands, Chris	DPW BSSR
4293046	12/11/2014 10:04:40 AM		Sewer Issues	Flooding	Intersection of OZBOURN CT and	Catch basin behind 1141-F and another behind 1133H mason. Riser pump at 1133 mason working. These two catch basins not draining	PUC Sewer
4424610	1/24/2015 1:19:08 PM		Abandoned Vehicle	Abandoned Vehicle - Car4door	Intersection of 13TH TI ST and AVENUE I		TIDA

Closed

CASE ID	OPEN DT	CLOSED DT	CATEGORY	TYPE	LOCATION	OTHER DESCRIPTION	AGENCY
4275341	12/6/2014 6:31:33 AM	12/10/2014 3:06:58 PM	MUNI Feedback	MUNI - Services_Service_Delivery_Facilities	Intersection of GATEVIEW AVE and MASON CT		FIT - Muni Customer Service
4292840	12/11/2014 9:37:52 AM	12/12/2014 6:36:43 AM	Street Defects	Pavement_Defect	1215 BAYSIDE DR, SAN FRANCISCO, CA. 94130		DPW BSSR
4306653	12/15/2014 10:55:27 PM	12/16/2014 1:22:50 PM	Street and Sidewalk Cleaning	Overflowing_City_Receptacle_or_Dumpster	Intersection of AVENUE B and CHINOOK CT	City trash can overflowing. At the muni bus stop on Avenue B , intersection of Chinook	DPW BSES
4307024	12/16/2014 8:12:51 AM	12/19/2014 4:53:28 PM	MUNI Feedback	MUNI - Services_Service_Delivery_Facilities	Intersection of GATEVIEW AVE and MASON CT		FIT - Muni Customer Service
4356799	1/2/2015 8:37:35 PM	1/5/2015 1:22:23 PM	Streetlights	Streetlight - Light_Burnt_Out	Intersection of MASON CT and	IFO 1135G Mason.	PUC Streetlights
4357038	1/3/2015 6:37:34 AM	1/12/2015 1:22:35 PM	Abandoned Vehicle	Abandoned Vehicle - Other	1449 CROAKER CT, SAN FRANCISCO, CA. 94130	TIDA has referred the vehicle and address in question to the residential building's property manager, Villages at Treasure Island. Villages will follow-up as it is responsible for management of residential parking at it's residential properties, including notification and removal of	TIDA
4380117	1/9/2015 10:41:44 PM	1/12/2015 5:47:09 AM	Damaged Property	Damaged Transit_Shelter_Platform_Hazardous	Intersection of GATEVIEW AVE and NORTHPOINT DR	GATE VIEW & NORTHPOINT --- CALLER STATES THE SHELTER GLASS IS BROKEN. THERE IS GLASS everywhere	SSD - Field Operations
4382036	1/10/2015 6:33:11 PM	1/15/2015 1:27:39 PM	Damaged Property	Damaged Transit_Shelter_Ad_Kiosk	1244 NORTH POINT DR, SAN FRANCISCO. CA. 94130	Glass broken	SSD - Field Operations
4383743	1/11/2015 4:29:19 PM	1/12/2015 6:23:02 AM	Damaged Property	Damaged Transit_Shelter_Platform_Hazardous	Intersection of GATEVIEW AVE and NORTHPOINT DR	Gateview and NorthPoint on Treasure Isalnd --- bus shelter glass is shattered	311 Operations
4386337	1/12/2015 1:19:16 PM	1/15/2015 6:17:02 AM	Damaged Property	Damaged Transit_Shelter_Platform_Hazardous	Intersection of GATEVIEW AVE and NORTHPOINT DR	The bus shelter --- someone broke the glass onthe bus shelter & the glass is all over	SSD - Field Operations
4390510	1/13/2015 3:05:07 PM	1/22/2015 12:09:30 PM	Sign Repair	Sign - Faded	Intersection of AVENUE E and 9TH TI ST	Avenue E at 9th --- AVENUE E name sign is faded	TIDA
4390527	1/13/2015 3:08:31 PM	1/22/2015 12:09:08 PM	Sign Repair	Sign - Faded	Intersection of 13TH TI ST and AVENUE E	Avenue E at 13th --- AVENUE E name sign is faded and pointed the wrong direction	TIDA
4418308	1/22/2015 12:45:17 PM	1/22/2015 8:07:41 PM	Street and Sidewalk Cleaning	General Cleaning	Intersection of 13TH TI ST and AVENUE I	Shattered glad on street near kids park	DPW BSES BUF Graffiti

CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

BOB BECK
TREASURE ISLAND DIRECTOR

To: Treasure Island Development Authority Board of Directors

From: Peter Summerville

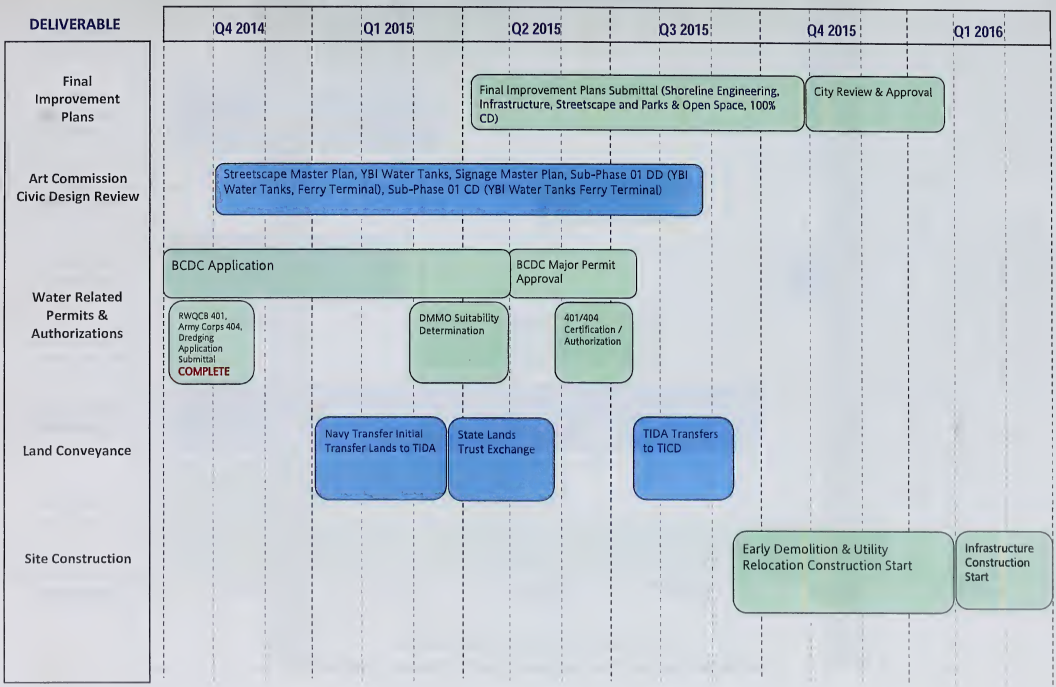
Date: February 4, 2015

Re: Treasure Island Power Outages – January 2015

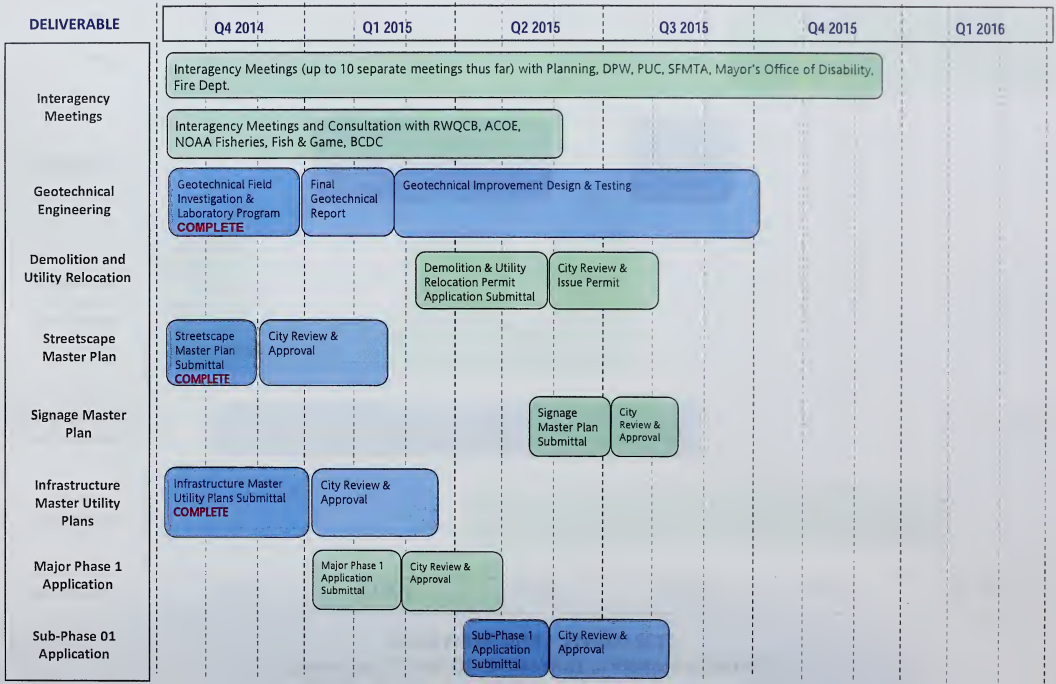
Cc: Robert Beck, Treasure Island Director

- On Friday January 16th at approximately 12:30 PM Treasure Island experienced a power outage. SF Public Utilities Commission (PUC) issued an RSAN Alert, alerted TIDA staff and dispatched repair crews. A public AlertSF notification was issued. Power to Treasure Island was restored at approximately 3:10 PM. Cause was not immediately identified by PUC.

TREASURE ISLAND DEVELOPMENT PLANNING SCHEDULE
SEPTEMBER 2014 – MARCH 2016



TREASURE ISLAND DEVELOPMENT PLANNING SCHEDULE
SEPTEMBER 2014 – MARCH 2016



Naval Station Treasure Island
Environmental Cleanup Program
Document Tracking Sheet
January - June 2015

Item	Document Title & Information	CTO/IDO	DRAFT: Draft to Agencies		DRAFT: Agency Comments: Date Due		DTSC	WATER BOARD	EPA	TIDA/TICD	RAB	OTHER	Priority Review	RTC: Preliminary RTCs to Agencies		RTC: Resolve and Concur on RTCs		FINAL: Final to Agencies		Comments
	Site 6																			
	Site 6 ROD/RAP RPM: Bryce Bartelma PM: Danna Kelly,TriEco-TI	0038	07/23/14	✓	08/21/14	✓	✓	X	✓	✓				10/31/14	✓	11/26/14	✓	12/31/14	✓	Final signature on ROD on 12/24/14
1	**Site 6 Pre-Remedial Design Data Gaps SAP** RPM: Bryce Bartelma PM: Dan Carroll, CE2 KleinFelder	1	01/15/15	✓	02/13/15									03/14/15		03/21/15		03/22/15		
2	**Site 6 FSS Report** RPM: Louie Cardinale PM: Shanti Montgomery, TIEC	1	06/30/15		08/04/15									08/11/15		08/14/15		08/19/15		
	Site 12																			
3	**Phase III NTCRA Work Plan** RPM: Chris Yantos PM: Ulrika Messer, CB&I	1	03/02/15		03/30/15									04/13/15		04/27/15		05/03/15		
4	**Feasibility Study Addendum, Non-SWDA** RPM: Bryce Bartelma PM: Doug Gilkey, KCH	0039	01/29/15		03/01/15									03/21/15		03/28/15		04/19/15		
5	**Gateview Arsenic/TPH Area TCRA Action Memo** RPM: Bryce Bartelma PM: Cheryl Martin, TriEco-TI	0058	03/11/15		04/10/15									05/10/15		06/01/15		07/02/15		
6	**SWDA Bigelow Court FSS Report** RPM: Tony Konzen PM: Ulrika Messer, CB&I	0010	11/11/14	✓	12/19/14	✓	X		✓	✓				01/30/15		02/06/15		02/05/15		
7	**SWDA Bigelow Court PCSR Report** RPM: Tony Konzen PM: Ulrika Messer, CB&I	0010	03/31/15		04/27/15									05/07/15		05/14/15		05/20/15		
8	**Radiological Housing Scan Completion Report** RPM: Chris Yantos PM: Ulrika Messer, CB&I	1	11/19/14	✓	12/22/14	✓	X	X	✓	✓				01/23/15		02/06/15		02/25/15		
	Site 21																			
9	**Site 21 RACR** RPM: Danielle Janda PM: Kent Huth, TriEco-TI	0038	09/03/14	✓	10/06/14	✓	✓	X	✓					11/25/14	✓	01/27/15		02/03/15		
	Site 24																			
10	**PP/Draft RAP** RPM: Danielle Janda PM: Jean Michaels, TriEco-TI	0038	12/19/14	✓	01/28/15									02/07/15		02/14/15		02/22/15		
11	**Soil Gas Data Gaps Sampling WP** RPM: Danielle Janda PM: Patrick Hamner, Trevet	1	03/16/15		04/15/15									05/15/15		05/29/15		07/10/15		
	Site 27																			
	Site 27 RACR RPM: Bryce Bartelma PM: Hady Abedy, TIEC	0023	08/01/14	✓	08/29/14	✓	✓		✓	X				11/07/14	✓	11/24/14	✓	12/12/14	✓	
12	**UIC RD Addendum** RPM: Bryce Bartelma PM: Tony Gufang, MMEC	1	11/21/14	✓	12/31/14	✓			✓					01/14/15		01/21/15		02/20/15		
	Site 31																			
13	**Site 31 RACR** RPM: Louie Cardinale PM: John Baur, Gilbane	1	03/13/15		04/17/15									05/22/15		06/19/15		07/03/15		
14	**Site 31 FSS Report** RPM: Louie Cardinale PM: John Baur, Gilbane	1	03/20/15		04/19/15									05/20/15		06/17/15		07/01/15		

Naval Station Treasure Island
Environmental Cleanup Program
Document Tracking Sheet
January - June 2015

Item	Document Title & Information	CTO/DO	DRAFT: Draft to Agencies		DRAFT: Agency Comments: Date Due	DTSC	WATER BOARD	EPA	TIDA/TICD	BAAQMD	OTHER	Priority Review	RTC: Preliminary RTCs to Agencies		RTC: Resolve and Concur on RTCs		FINAL: Final to Agencies		Comments
	YF3																		
15	**Site YF3 SLERA** RPM: Louie Cardinale PM: Katie Henry, TriEco-TI	0038	07/18/14	✓	08/18/14	✓	✓	X	✓	✓			12/19/14	✓	01/29/15		02/27/15		
	Groundwater Monitoring																		
16	**2013 Sites 6, 12, 21, 24 Groundwater Report** RPM: Louie Cardinale PM: Greg Alyanakian, Trevet	11	08/15/14	✓	09/15/14	✓			✓				12/19/14	✓	01/16/15	✓	01/22/15		
	Other Reports																		
17	**Radiological Work Plan, Project Areas 1-6 Radiological Surveys (Phase II)** RPM: Danielle Janda PM: Lisa Berclik, CB&I	0012	12/24/14	✓	01/26/15								02/17/15		02/24/15		03/04/15		
18	**Site 12 and Selected Roadways Scoping Survey Report** RPM: Danielle Janda PM: John Baur, Gilbane	0006	12/16/14	✓	01/23/15	✓	X		✓				02/20/15		02/28/15		03/14/15		
19	**Radiological Survey Report for Site 32, Bldg 3, and Selected Storm and Wastewater Lines** RPM: Danielle Janda PM: John Baur, Gilbane	0006	02/20/15		03/23/15								04/20/15		04/27/15		05/11/15		Report will be broken into separate reports
20	**1400 Series Radiological Sampling Report** RPM: Danielle Janda PM: Ulrika Messer, CB&I	0012	11/05/14	✓	12/08/14	✓	X		✓				01/22/15		02/06/15		02/13/15		
	2014 Site Management Plan RPM: Dave Clark PM: Marcia Rash, TriEco-TI	0028	09/24/14	✓	11/18/14	✓	✓	X	✓				11/25/14	✓	12/09/14	✓	12/23/14	✓	
	First Basewide Five-Year Review RPM: Danielle Janda PM: Tim Mower, TriEco-TI	0055	10/07/14	✓	11/07/14	✓	X	X	X	✓			12/02/14	✓	12/08/14	✓	12/15/14	✓	
21	**2014 Finding of Suitability to Lease (FOSL)** RPM: Derek Robinson PM: Dennis Kelly, TriEco-TI	0038	TBD		TBD								TBD		TBD		TBD		
22	**Sites 21, 27, & 30 LUC Inspection Report** RPM: Danielle Janda PM: Marcia Rash, TriEco-TI	0038	03/13/15		04/13/15								05/11/15		05/18/15		06/01/15		

✓ Production or review of document is complete.

X Received notification of no comments or comments deferred to other agency.

Grey shading indicates the document is finalized.

Blue shading indicates agency review comments are due within the next 30 days or are outstanding.

Yellow shading indicates documents that will be issued draft or final within the next 30 days.

Abbreviations:

CTO/DO = Contract task order/delivery order
DTSC = Department of Toxic Substances Control
EPA = U.S. Environmental Protection Agency
FS = Feasibility study
FSS = Final status survey
LUC = Land use control
NA = Not applicable
NTCRA = Non-time critical removal action
PCSR = Post-construction summary report
PM = Project manager
PP = Proposed plan
RACR = Remedial action completion report
RAP = Remedial action plan
RAWP = Remedial action work plan
RD = Remedial design
ROD = Record of decision
RPM = Remedial project manager
RTC = Response to comments
SAP = Sampling and analysis plan
SLERA = Screening-level ecological risk assessment
SWDA = Solid waste disposal area
TBD = To be determined
TCRA = Time-critical removal action
TICD = Treasure Island Community Developers
TIDA = Treasure Island Development Authority
TPH = Total petroleum hydrocarbons
TSP = Task specific plan
Water Board = Regional Water Quality Control Board

Naval Station Treasure Island
Navy Field Schedule
January - June 2015

Item	Activity and Investigation Area	Field Dates	Navy RPM (Contractor)	Complete
	Site 6			
1	Final Status Survey	Start: 09/29/14 Finish: 05/29/15	Louie Cardinale (Tetra Tech)	
2	Pre-Remedial Design Data Gaps Sampling	Start: 03/13/15 Finish: 03/06/15	Bryce Bartelma (CE2 Kleinfelder)	
	Site 12			
3	Bigelow Court Non-Time Critical Removal Action	Start: 04/07/14 Finish: 10/29/14	Tony Konzen (CB&I)	Completed except for backfill
4	Phase III Non-Time Critical Removal Action	Start: 04/10/14 Finish: 09/09/16	Chris Yantos (CB&I)	
	Other			
5	Radiological Surveys of Various Areas Project Areas 1-6 (Phase II)	Start: 03/16/15 Finish: 04/29/15	Danielle Janda (CB&I)	

Abbreviations:

✓	Field work is complete.
RPM	Remedial project manager
SWDA	Solid waste disposal area
TBD	To be determined

Yellow shading indicates field activities that will start or finish within the next 30 days.

Grey shading indicates field activities are complete.

DRAFT

NAVAL STATION TREASURE ISLAND
BASE REALIGNMENT AND CLOSURE CLEANUP TEAM
MEETING NOTES
October 22, 2014

These notes summarize the meeting of the Navy Base Realignment and Closure (BRAC) Cleanup Team (BCT) for the former Naval Station Treasure Island (NAVSTA TI). The meeting was held from 10:00 a.m. to 12:30 p.m. at the Tetra Tech, Inc., office in Oakland, California.

I. Introductions, Meeting Guidelines, Agenda Review, and Meeting Minutes

Jessica O'Sullivan (Tetra Tech) began with introductions; participants are listed on the last page of these notes. Keith Forman (Navy) reminded the BCT that the November 19, 2014, BCT meeting has been cancelled and the next BCT meeting will be held on December 10, 2014.

II. Site 12 Non-time Critical Removal Action (NTCRA)

Chris Yantos (Navy) and Dave Clark (Navy) provided the update:

- Demolition of the remaining four of nine buildings is on hold pending a contract modification. Once demolition is complete, concrete slabs will be classified.
- The anticipated contract modification will lead to the completion of the NTCRA excavation. Depending on the data, additional buildings may be demolished. The demolition is not a radiological project.
- The Navy's goal is to obtain free release at Solid Waste Disposal Area (SWDA) Bayside/North Point.
- As a precautionary measure, the Phase III NTCRA work plan will include an Explosives Safety Submission (ESS) to cover potential munitions and explosives of concern (MEC).

III. Site 12 Bigelow Court

Tony Konzen (Navy) provided the update

- A draft of the final status survey (FSS) work plan includes the systematic sample locations. The draft characterization report and FSS will provide radiological recommendations.
- The excavated soil (chemical) will be disposed of as Class II waste.
- Once Chicago Bridge and Iron (CB&I) completes the final gamma walkover survey, the area will be down-posted but will remain fenced for future use during Phase III field activities.
- The draft post-construction summary report will cover all chemical and demolition activities.

IV. Site 6 Survey Work Update

Louie Cardinale (Navy) provided the update

- Before field work is completed in December 2014, the California Department of Public Health (CDPH) will coordinate with Tetra Tech EC, Inc. to collect split samples.

- A field variance will be prepared for scanning and sampling the soil under the concrete slabs. A figure showing the survey units will be provided at the December BCT meeting.

V. Site 12 Data Gaps Investigation

Bryce Bartelma (Navy) provided the update

- The data gaps investigation (DGI) was completed on October 21, 2014.
- A drill was used in areas where the hand auger could not pass through the base rock to collect samples. Results showed chemical concentrations below screening criteria and no radiological detections.
- The draft feasibility study addendum will be submitted in January 2015.

VI. State Water Resources Control Board (SWRCB) Low-Threat UST Case Closure Policy

Ross Steenson (Regional Water Quality Control Board [Water Board]) provided a presentation

- The low-threat closure policy applies to a subset of petroleum sites and is a Tier 2 risk assessment. The policy provides consistency among nine regional boards and improves the Cleanup Fund Program.

VII. FOST 4 Property

Mr. Clark provided the update

- The Navy needs a letter addendum to the Finding of Suitability to Transfer (FOST) 1 re-authorize the property available under FOST 1. This update includes changing the footprint of FOST 1 to remove Utility Corridor (UC) 1, UC 2, and Buildings 233 and 3, based on the Historical Radiological Assessment – Supplemental Technical Memorandum (HRASTM). Those areas removed from FOST 1 will be added to a future FOST. The Navy will confirm whether additional updates will be necessary for FOST 1 property.
- A single covenant to restrict use of property (CRUP) will be prepared for Treasure Island and Yerba Buena Island.
- Myriam Zech (Water Board) said she will provide additional comments on FOST 4.

VIII. Upcoming Documents and Field Activities

Mr. Clark provided the update

- Site 33 remedial action completion report is currently being signed.
- The Navy is waiting for a Recommendation for Unrestricted Radiological Release (RURR) letter from the Department of Toxic Substances Control (DTSC) for the Building 233 FSS report.
- Additional analysis will be performed at the 1100 – 1300 series buildings, similar to the 1400 series gamma walkover survey analysis.

- The Navy plans will consult with technical experts for proposal options and cost estimates for a path forward for Site 12.
- Radiological free release for the Building 233 Site may be granted pending processing of CDPH-collected samples from the site.

IX. Open Forum for City/Developer/BCT

- CDPH RHB will review the radiological housing scan completion report. CDPH stated that the elements of focus on during reviews are scanning types, instruments used, and the speed of the instruments.

X. Action Item Review/Other Meetings

The Navy will host a bus tour for Treasure Island community members on November 8, 2014. BCT members are also invited. To RSVP, contact Tommie Jean Valmassy (Tetra Tech) by October 31, 2014.

Next meetings:

- December 10, 2014, Tetra Tech, Oakland, California
- January 21, 2015, Navy BRAC PMO, San Diego, California
- February 18, 2015, Tetra Tech, Oakland, California

Meeting participants:

Bryce Bartelma, Navy*

Bob Beck, Treasure Island Development Authority (TIDA)

George Bibbins, San Francisco Public Utilities Commission (SF PUC)*

Bob Burns, NGTS, Inc. (consultant to Langan Treadwell Rollo, TIDA)*

Louie Cardinale, Navy*

Bill Carson, Terraphase Engineering (consultant to Treasure Island Community Developers [TICD])

Dave Clark, Navy

Jody Edwards, Tetra Tech*

Zach Edwards, Navy Radiological Affairs Support Office (RASO)*

Keith Forman, Navy

Chris Glenn, Langan Treadwell Rollo (consultant to TIDA)

John Hackett, CB&I*

Katie Henry, Tetra Tech

Danielle Janda, Navy*

Quinn Johnson, Tetra Tech

Tony Konzen, Navy

Ulrika Messer, CB&I*

Shanti Montgomery, Tetra Tech EC*

Gary Munekawa, Navy Resident Officer in Charge of Construction (ROICC)*

Alec Naugle, Water Board

Jessica O'Sullivan, Tetra Tech

Marcie Rash, Tetra Tech*

Ray Schul, CB&I

Ross Steenson, Water Board

Remedios (Medi) Sunga, DTSC

Tommie Jean Valmassy, Tetra Tech

Matt Wright, CDPH EMB

Chris Yantos, Navy*

Myriam Zech, Water Board

* Indicates attendee participated via telephone

DRAFT

NAVAL STATION TREASURE ISLAND
BASE REALIGNMENT AND CLOSURE CLEANUP TEAM
MEETING NOTES
December 10, 2014

These notes summarize the meeting of the Navy Base Realignment and Closure (BRAC) Cleanup Team (BCT) for the former Naval Station Treasure Island (NAVSTA TI). The meeting was held from 10:00 a.m. to 12:30 p.m. at the Tetra Tech, Inc., office in Oakland, California.

I. Introductions, Meeting Guidelines, Agenda Review, and Meeting Minutes

Jessica O'Sullivan (Tetra Tech) began with introductions; participants are listed on the last page of these notes.

II. Site 12—Phase III Non-Time Critical Removal Action (NTCRA) Update

Chris Yantos (Navy) provided the update:

- No work was performed on the site in the last month; the contract modification will be awarded in the next several weeks. More information on the schedule will be provided in the January BCT meeting.
- Since the October BCT meeting, the gas lines were cut and capped by the San Francisco Public Utilities Commission (SF PUC) in preparation of building demolition. The four remaining buildings (1211, 1213, 1231, and 1233) are scoped for demolition and need asbestos abatement work, which is included in the contract modification. The excavation is tentatively expected to resume in March 2015 after the contract is awarded and the work plans have been approved.
- Building debris loadout for five demolished buildings (1119, 1125, 1207, 1209, and 1319) was completed in October 2014.
- Ongoing activities at Site 12 include 24-hour security and radiological compliance monitoring for posted areas around Westside Drive.

III. Site 12—Data Gaps Investigation Update

Bryce Bartelma (Navy) provided the update

- The field work for the data gaps investigation occurred over 6 weeks through October 21, 2014. All sample locations were completed and it was determined that step–out samples in the rubbish area were not necessary. The biggest concern before sampling was how the horizontal drilling would affect the residents, but this concern was not realized.
- All of the horizontal drilling locations were completed; however, location KCN-1147-1 was completed using a hand auger because of utilities in the area. All hand auger locations within unoccupied buildings or vacant units were below remedial goals except for two samples at Building 1217. Remedial action will likely be needed near Building 1217. There were no detections above remedial goals from hand auger locations in front and back yards at occupied building, expect for one location in an open area near Petroleum Site 20.
- Total petroleum hydrocarbon (TPH) was found above action levels and primarily below the water table at the Gateview Avenue arsenic and petroleum area. The water table is

about 3 to 4 feet below ground surface (bgs). The Navy is considering a combination of options for a likely time-critical removal action (TCRA) for the site. For the area near Building 1313, concentrations are still high at 10 feet bgs, but at Building 1311, but diminished at 10 feet bgs. The plume area is well bounded and appears to not be spreading.

- The findings of the soil trenching in the rubbish area confirmed what was believed to be historically present at the site. Household rubbish was found in an area at 4 feet bgs in two out of eight trenches; step–out samples were not deemed necessary. There was some staining of soil below the water table; however, the trench was radiologically screened and there were no elevated radiological readings. The rubbish was likely deposited before the incinerator was built in 1951/1952. In addition, the rubbish was radiologically scanned and was found to not have any radioactivity.
- Results from the soil gas sampling showed that all sample locations were below the remedial investigation risk-based screening concentrations.
- The Navy stated it is hoping to distribute the draft feasibility study (FS) addendum in early 2015. The FS originally involved about 100 target investigation areas; however, it appears that 13 to 15 of the buildings will no longer need to be included in the remedial action.

IV. Site 21 RACR Response to Comments (RTC)

Danielle Janda (Navy) provided the update

- Ms. Janda read the Department of Toxic Substances Control (DTSC) comment number 8 from the Site 21 remedial action completion report (RACR) and the Navy response to the comment. Ms. Janda stated the Navy's 2011 proposed plan for Site 21 described the plan to remediate the area for commercial use only and that groundwater and soil gas monitoring was not considered as part of the remedy in the FS or the proposed plan.
- After the proposed plan was approved and before the record of decision/remedial action plan (ROD/RAP), the soil gas survey and human health risk assessment (HHRA) addendum was completed. At that time, groundwater monitoring was ongoing. In August, September, and December of 2012, the monitoring found concentrations in groundwater at one well that exceeded the remedial goals for cis-1,2-dichloroethene (cis-1,2–DCE) and vinyl chloride (VC). An evaluation of remediation of groundwater at this site for non-residential users was added to the ROD and land use controls (LUC) were approved. According to the ROD/RAP, the future landowner would have the responsibility to remove the LUCs - if they desired.
- The Navy states it is required to continue groundwater and soil gas monitoring only to show that the vapor intrusion risk for non-residential users is stable and the current monitoring data are sufficient to demonstrate that concentrations of chemicals of concern are stable per the final ROD/RAP.
- Ms. Janda discussed DTSC comment number 7 and the history of groundwater monitoring at Site 12. There were about 37 wells in Site 21 and they were monitored 13 times in the 4 years after the treatability study. At 4 years after the treatment, tetrachloroethene (PCE) and trichloroethene (TCE) are well below remediation goals for groundwater and there has been no rebound in those levels.

- The levels of cis-1,2 DCE and VC have been decreasing for the past three groundwater monitoring events.
- Based on the results of the soil gas and groundwater monitoring at Site 21, the Navy believes that there are no increasing trends and the risk is considered stable.
- Remedios (Medi) Sunga (DTSC) said it is policy that groundwater sampling must continue until concentrations are under residential levels; however, the frequency of monitoring is not regulated.
- Keith Forman (Navy) responded that the Navy is not familiar with that policy and that it should have been listed in the applicable or relevant and appropriate requirements (ARAR). Ms. Janda said the Navy has planned one more sampling event and may continue limited monitoring.
- Bill Carson (Terraphase) said the Treasure Island Community Developers (TICD) is aware that to remove the site deed removed for prohibition of residential use, there would need to be an engineering control in place. The city would submit a work plan, and there will be a monitoring requirement in the work plan to show that concentrations are below residential levels. TICD is committed to putting in a vapor barrier.
- Ms. Sunga said the DTSC is concerned about no monitoring for the site, although monitoring during the next 5-year review could be done.
- Ms. Janda said the Navy is retaining the groundwater and soil gas wells; however, the Navy does not want to include continued monitoring in the remedial action completion report. The Navy will be doing basewide monitoring before the next 5-year review.
- Ms. Janda clarified the Navy will be removing the injection point wells (many are damaged) and will also repair damaged monitoring wells.
- Mr. Forman said the Navy will include in the RTCs that there will be a meeting to determine which wells to keep as candidates for sampling to demonstrate the effectiveness of the remedy for the 5-year review.
- **Action Items:**
    - A future meeting will be scheduled between the Navy and BCT to determine which wells to keep and maintain for future monitoring.
    - The Navy will provide a map to Mr. Carson with the locations of open wells at Site 21.

V. Site 6 Final Status Survey Update

Louie Cardinale (Navy) provided the update

- Field activities for Site 6 are ongoing after weather delays. A low-level radiological object (LLRO) was found at the site and there has been additional scanning of Avenue M. The completion date has been pushed to May 8, 2015. There were additional asphalt banks and a need for more soil storage, both of which added to the delay.
- The LLRO was found within the top 2 inches of soil and was 3/4- to 1-inch in diameter. The finding of the LLRO matches the conceptual site model (CSM) identified in the Historical Radiological Assessment – Supplemental Technical Memorandum based on the potential for radiological impacts at the site. This site was undeveloped open space

until the 1970s, and it is possible World War II recycling events may have occurred at the site in the past. The LLRO is possibly a deck marker, and it matches that time frame.

- Mr. Forman said that, based on photo evidence, Site 6 was used as storage and not as a disposal area. The LLRO having been found less than 6 inches from the surface supports the CSM and historical use impacts.
- Remediation will not be necessary for that area other than for the LLRO itself. The other soil samples around the LLRO were analyzed and were determined to be clean. Remediation includes removal of the LLRO, which has already been done. There was a gamma walkover scan, which also did not show any radiation. There are two areas that required hand scans, and those will be completed when the weather improves.

VI. Radiological Scanning Update

Ms. Janda provided the Update

- Dr. Sheetal Singh (California Department of Public Health Environmental Management Branch [CDPH EMB]) and Matthew Wright (CDPH EMB) were unable to attend the BCT meeting; thus, this presentation will be rescheduled. The Navy provided the Regional Water Quality Control Board (Water Board) and SF PUC will a brief synopsis of the presentation.

VII. Property Transfer Update

Mr. Clark and Mr. Forman provided the update

- Mr. Clark provided a map of all of the property being transferred and the associated finding of suitability to transfer (FOST). Mr. Clark discussed the properties that have already been conveyed to government entities and the properties that will be conveyed to the city. The Navy will tender the FOST 4 property to the Treasure Island Development Authority (TIDA) at the end of 2014. The next property transfer will be in early 2016, including Sites 21, 27, 32, and Building 233 area.
- Mr. Clark also notes there is one area not currently scoped for investigation, which is the stormwater line between the pump station and the waterline. The original wood-stave pipe from 1939 is still partly there and was closed in place in the 1970s. The 30-inch pipe was sealed on both ends and areas on either side were removed in the past.

VIII. General Discussion of Radiological Issues at TI

Mr. Forman and Mr. Clark provided the update

- Mr. Clark requested at the October 2014 BCT meeting conceptual ideas for moving forward with radiological remediation at Site 12. The Navy is assembling a "catch all" contract for radiological support for TI, which will include basewide security and investigation of the three objects found during the housing scans. The radiological FS will be issued in 2015 and the Navy will be putting together remediation options.
- Mr. Forman said the Navy had asked the CDPH to consider providing guidance to the Navy on how to achieve "free release" at discrete source radiological sites. The Navy will not start remediation unless there is confidence the completed remediation solution will be approved.

IX. Upcoming Documents and Field Activities

Mr. Clark provided the update

- The Site 6 ROD/RAP will be released shortly. Myriam Zech (Water Board) said that she will be on vacation for a month and may not be able to coordinate the signature on the Site 6 ROD/RAP; however, she will talk with her supervisor about how it can be signed in 2014. Mr. Forman stressed that this document needs to be signed in 2014, as it is a milestone for the Navy and DTSC, and it will affect the Site 6 pre-remedial design data gaps sampling and analysis plan.
- Mr. Clark said the number of documents associated with the Site 12 NTCRA is getting smaller; the Phase III non-time critical removal action (NTCRA) work plan will hopefully be the last work plan for the site. Mr. Clark emphasized the FS addendum for non-solid waste disposal areas (SWDA) in Site 12 is just an addendum and not a full FS. The SWDA Bigelow Court final status survey (FSS) report is wrapping up; the Navy is awaiting CDPH input.
- Ms. Sunga asked to see the revised RTCs for Site 21 based on the discussion from this meeting.
- Ms. Zech stated the Water Board accepts the RTCs for the 2014 Site Management Plan (SMP) and will sign before her vacation leave starting December 19, 2014.
- Mr. Clark reported that the first basewide 5-year review has been distributed and the next one will be in 2019. FOST 4 is complete and the Navy is preparing a finding of suitability to lease (FOSL) that will replace the old FOSL; this new document will cover only the housing area. The draft FOSL will likely be released in early 2015. Mr. Forman emphasized this document is important from a community relations standpoint. This document needs to be "bulletproof" with agency approval as it will be highly scrutinized.

X. Open Forum for City/Developer/BCT

- Ms. Zech will be on leave from December 16, 2014, to January 16, 2014, and will provide a point of contact for when she is gone.

XI. Community Relations Update

- Tommie Jean Valmassy said the first progress report has been distributed to the mailing list.

XII. Action Item Review/Other Meetings

New Action Items:

- Future meeting between the Navy and BCT to decide which wells to keep and maintain for future monitoring.
- The Navy will provide a map to Mr. Carson with the locations of open wells at Site 21.

Other Discussion:

- Ms. Nadia Hollan Burke (U.S. Environmental Protection Agency [EPA]) asked about a memorandum regarding firefighting contaminants and if it had any impact on TI. Mr. Bartelma responded the firefighting material in question in the memorandum was not used as part of the firefighter training facility on TI. It was stored but never used. No sampling of the storage facility is planned.

Future Agenda Items: None requested.

Next meetings:

- January 21, 2015, Navy BRAC Office, San Diego, California
- February 18, 2015, Tetra Tech Inc., Oakland, California
- March 18, 2015, Tetra Tech Inc., Oakland, California

Meeting participants:

Bryce Bartelma, Navy

Cynthia Breene, Tetra Tech Inc.

Nadia Hollan Burke, EPA*

Louie Cardinale, Navy*

Bill Carson, Terraphase Engineering (consultant to TICD)

Dave Clark, Navy

Zach Edwards, Navy Radiological Affairs Support Office (RASO)*

Keith Forman, Navy

Chris Glenn, Langan Treadwell Rollo (consultant to TIDA)

Eric Goldman, SF Public Utilities Commission (SF PUC)*

John Hackett, Chicago Bridge and Iron (CB&I)*

Patrick Hamner, Trevet

Kent Huth, TriEco*

Danielle Janda, Navy

Cheryl Martin, TriEco*

Shanti Montgomery, Tetra Tech EC*

Gary Munekawa, Navy Resident Officer in Charge of Construction (ROICC)*

Jessica O'Sullivan, Tetra Tech

Marcie Rash, Tetra Tech*

Ray Schul, CB&I

Medi Sunga, DTSC

Tommie Jean Valmassy, Tetra Tech

Chris Yantos, Navy*

Myriam Zech, Water Board

* Indicates attendee participated via telephone

CITY & COUNTY OF SAN FRANCISCO

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BOB BECK
TREASURE ISLAND DIRECTOR

NOTICE OF INFRASTRUCTURE AND TRANSPORTATION COMMITTEE MEETING

TREASURE ISLAND DEVELOPMENT AUTHORITY
INFRASTRUCTURE AND TRANSPORTATION COMMITTEE
MEETING AGENDA
January 27, 2015 1:00PM

Room 408, City Hall
1 Dr. Carlton B. Goodlett Place

Committee Members

Linda Fadeke Richardson *(chair)* V. Fei Tsen Mark Dunlop

Bob Beck, Treasure Island Director
Kate Austin, Commission Secretary

ORDER OF BUSINESS

1. Call to Order and Roll Call

2. General Public Comment
This item is to allow members of the public to address the Treasure Island Development Authority Board Infrastructure and Transportation Committee ("ITC") on matters that are within the subject matter jurisdiction of the ITC and that do not appear on the agenda. In addition to General Public Comment, Public Comment will be held during each item on the agenda. *(Discussion Item)*
Estimated Length of Item: 5 minutes

3. Presentation on Schedule for Pre-Development Activities (*Discussion Item*)
Estimated Length of Item: 5 minutes

4. Recommendation to Approve Street Scape Master Plan *(Action Item)*
Estimated Length of Item: 20 minutes

5. Presentation of Island Center Open Space Design *(Discussion Item)*
Estimated Length of Item: 60 minutes

6. Adjourn

Relevant documents such as resolutions, staff summaries, leases, subleases are available at the Treasure Island Development Authority Office, One Avenue of the Palms, Second Floor, Treasure Island, and the Government Information Center at the Main Library, 100 Larkin Street. Public comment is taken on each item on the agenda.

If any materials related to an item on this agenda have been distributed to the TIDA Board of Directors after distribution of the agenda packet, those materials are available for public inspection at Treasure Island Development Authority, Building One, 2nd Floor, One Ave. of Palms, San Francisco, CA 941130 during normal office hours.

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EDWIN M. LEE, MAYOR

Treasure Island /Yerba Buena Island
Citizens Advisory Board
Meeting Agenda

Tuesday, February 3, 2015
6:00-8:00 PM

San Francisco City Hall, Rm 421
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

For further information about the meeting please contact Kate Austin at (415) 274-0646

I. Roll Call

II. Approval of January 6, 2015 CAB Minutes (Action Item)

III. TIDA Staff Updates (10 min) (Information Item):
- a) Treasure Island Development Authority Board
- b) Legislative
- c) Development Schedule
- d) Navy Environmental Program

IV. Presentation of Island Center Open Space Design (60 Minutes) (Informational Presentation)

V. Recommendation to Approve Streetscape Master Plan (20 Minutes) (Action Item)

VI. Future Agenda Items (5 min) (Action Item)

VII. Announcements from Board members (5 min)

VIII. Public Comments (10 min)

IX. Adjourn

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Treasure Island Website
Check out the Treasure Island website at www.sftreasureisland.org to find out about activities and facilities on Treasure Island, special events venues for rent, or to review the Treasure Island Development Authority's agendas and minutes.

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EDWIN M.LEE, MAYOR

Treasure Island /Yerba Buena Island
Citizens Advisory Board
Meeting DRAFT Minutes

Tuesday, January 6, 2015

I. Roll Call
Natalie Bonnewit, Nathan Brennan, George Brown, Mark Connors, Mike DeLane, Heather Gallagher, Jorge Garcia, Crysanthe Gussis, Liz Hirschhorn, Becky Hogue, Karen Knowles-Pearce, Time Molinare, Kathrin Moore, Atta Pilram, Scott Vedro

II. Approval of June 3, 2014, October 7, 2014, December 2, 2014 CAB Minutes
One correction is for the October 7 minutes to be changed to 2014 instead of 2013. Otherwise, the minutes for all meetings were approved now that we have a quorum.

III. TIDA Staff Updates:

a) Treasure Island Development Authority Board
There was an election of new officers at the December TIDA meeting. First meeting of a newly created Infrastructure Committee will be January 27th. Time and place will be shared out to the CAB. February Board meeting will be a day early on Tuesday, February 10th.

Question: Are there some technical qualifications for the membership on the Infrastructure Committee? It's a highly technical topic. Answer: There are not specific qualifications, but the committee has been made up of the most appropriately aligned members of the TIDA Board. Those meetings are open to the public.

b) Legislative
Nothing new to report.

c) Development Schedule
An updated schedule of activities over the next year has been created for September 2014 – March 2016. Initial transfer of lands from Navy to TIDA should be this quarter.

d) Navy Environmental Program

Work should continue on schedule if not accelerate. Work at the solid waste disposal areas should restart next week with interior work, then the buildings start coming down in 2 weeks.

At the December RAB meeting, there was a year-in-review for 2014 and talking about the upcoming plans for 2015.

IV. Update on Draft Streetscape Master Plan: Transit Hub Circulation
See presentation document for full details. This is the third and hopefully last iteration of this presentation to the CAB. This is a quick chance for any last comments or questions. There have been some refinements around the Transit Hub.

Pamela Conrad from CMG presenting. There has been an extensive city review process, including meetings with various bodies almost weekly. Will be looking for our endorsement at the beginning of February. There were some concerns about the proximity of bicycles and buses. The bike lane has now been shifted away from the buses, pulled off from the street and now aligned with bike traffic coming in from the rest of the island.

Shared Public Ways are meant to be very European and mostly for loading and drop-off. These have been improved to add in accessible loading zones on both side of the street. Also added in a series of mid-block crossings and improved crosswalks.

Questions & Comments:
Regarding Shared Streets – Are bicycles encouraged to use the street? Yes. It is a mixed traffic road with rich pavement types.
Good to see the bike lane separated from the buses. Must get out of the habit of combining buses, bikes, and pedestrians. Buses will be coming at high frequencies in order to encourage this to be a transit and pedestrian neighborhood.

V. Introduction of Open Space Design Development for Major Phase Application
See presentation document for full details. Chris Giard Landscape Architect presenting.

Talking about the open spaces in the first major phases. A group of landscape architects has been brought in since the D4D.

The cityside park now has an extension of the windrows out into the park to help with wind mitigation. This park is broken into 6 areas. The event space will be temporarily moved during construction. Primary access will be multi-use bike/pedestrian promenade. There will also be a 2 way bike track. The vision is to have one park with many different experiences and feelings in it. Much like Crissy Field has multiple zones with different experiences.

Question: Are there specific locations that being built out specifically to support temporary art installations? Answer: That is another layer on top of the landscape. The Arts Commission will be working with TIDA to discuss an Art Plan and that will come to the CAB for comments later.

Question: How much consideration has been given to the ongoing maintenance? Answer: We are working to develop a feasible maintenance plan. The idea is that it is a fairly rustic and very low maintenance needs.

Question: Sea level rise. How will this affect maintenance and safety for this and other parks? Answer: They are all being setup to be protected with the exception of a few locations. After a sea level rise of about 36 inches you may see overflow in those locations. The goal is to keep the open spaces protected. Comment: This seems like a better idea than was presented earlier with a berm of protection which would limit the view in both directions. There are some areas that may have to be reworked to raise the promenade and open space over time.

Question: Why were so many different landscape architects hired? So many quality architects showed up and they wanted to have a diversity of experience and to continue the theme of the island being built by many hands.

Cheryl Barton presented a plan for the Cultural Park. This is a slightly different place. In the heart of it is the Chapel. The idea is to keep the space as a separate space, a bit of a quiet space and refuge from the weather and a place for contemplation. This is a place for weddings and ephemeral events. The area around the chapel will be raised and then a drop of 18 inches down to the Chapel and it's surrounding deck. A series of terraces of richly planted garden areas will separate the space from the busy street. It's meant to be a civic space and it's important to be able to move into the Chapel building with doors and entrances as expected. Explored feasibility for large stage performances, small staged events, art festivals, fitness events, and a farmers market.

Question: Is there a pump station to drain it out, since it is lower than the rest of the island? Answer: Hopefully not needed because the doors are higher than the base flood elevation and the grade will be angled outward so it is self-draining.

Question: Are we keeping the big line of palm trees? Answer: There is a proposal to keep some of them as or expand them as part of Cityside Avenue. There is a disease issue, so they might be replaced with other varieties.

Question: Will the street names remain? Answer: There is an ongoing discussion about whether they should keep the existing, or bring in something new with a theme, etc.

East Side Commons: Linear park from California up to the east side of the island. Smaller scale, but the idea is that it feels a bit like the Panhandle as you move through the neighborhood. Meant to be a community park.

Question: If you stand at one end, can you see all the way to the other? Answer: Only if you are on the edges.

There is an idea to create a non-traditional play environment, not just a playground. Maybe have the opportunity for artists to create pieces that children and adults can play on.

Question: How will building heights affect sunlight exposure on the narrow park during the day? Answer: The idea is to have warm open and protected spaces, not quite as cool as the Panhandle. The park is lined up relatively north/south and should get good exposure. There are also breaks planned along some of the lower buildings and other openings.

Yerba Buena Hilltop: North Summit, Saddle, South Saddle areas. Exploring the idea of scattering loose chairs in the North Summit so that visitors can arrange and re-arrange as they wish. The existing water tank would be replaced by another seating area with a view of the Bay Bridge.

Question: Where will be the best spot to view the Bay Lights? Answer: This location will be immediately above the bridge, so one of the other open spaces further down on Treasure Island will probably be the best spot for that.

Question: What about the other water tanks? Answer: All of the existing tanks will be decommissioned, but one will be adjusted and hopefully retained for sheltered seating.

Comment: Scott thinks all the proposals are great and he can't wait to go hang out.

VI. Future Agenda Items

Next month, we'll be voting on the Streetscapes plan.
Atta would like to learn more about Clipper Cove. We'll be hearing from them this Spring.

VII. Announcements from Board members
None.

VIII. Public Comments
None.

GOLDEN GATE AUDUBON SOCIETY

inspiring people to protect Bay Area birds since 1917

FEB - 3 2015
RS, KA, PS, File

January 26, 2015

Treasure Island Development Authority
Attn: Ms. Miriam Saez, Director of Island Operations
410 Avenue of Palms, Building 1
Treasure Island
San Francisco, California 94130

Dear Ms. Saez:

Thank you for granting permission for Golden Gate Audubon Society to count birds on your property as part of its 74th annual Oakland Christmas Bird Count, held on Sunday, December 14. We had a successful count, and the access you granted contributed to that success.

I've attached a report on the count as well as a numerical summary. Note that we bird only the eastern portions of Treasure Island and Yerba Buena Island; more westerly portions of those islands are not within Oakland's count circle. Still, Treasure Island continues to be very valuable to the count. This year it produced more California Gulls than any other area. Please contact the Count's co-compiler, Dave Quady, at 510-704-9353 if you have any questions.

We were very pleased with the extensive media coverage we attracted, both in print and on blogs. You can enjoy our count vicariously at

- San Francisco Chronicle - http://www.sfchronicle.com/bayarea/article/Birdwatchers-flock-to-East-Bay-for-annual-bird-5956747.php#/0
- Contra Costa Times - http://www.contracostatimes.com/west-county-times/ci_27135651/lafayette-bird-watchers-among-hundreds-east-bay-wide
- Berkeleyside - http://www.berkeleyside.com/2014/12/18/at-2014-christmas-bird-count-no-rain-much-fun/

Thank you again for granting access. We will contact you in October to request access for our next count, to be held on Sunday, December 20, 2015, and hope you will again grant us access.

Sincerely yours,

Cindy Margulis

Cindy Margulis
Executive Director

Attachments: 2014 Oakland CBC report, and results

GOLDEN GATE AUDUBON SOCIETY
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Counting at Bay Farm Island (Alameda). Photo by Nancy Johnston

2014 OAKLAND CHRISTMAS BIRD COUNT: A RECORD YEAR FOR ACORN-EATERS

BY DAVE QUADY AND BOB LEWIS

Though the weather forecast for Sunday, December 14, 2014 was favorable, caution seemed warranted as Count Day approached, because 3.4 inches of rain had fallen in Oakland in the preceding few days. Happily, early owlers in Redwood Regional Park found crisp temperatures and clear skies, heard the three expected owl species, and then heard a totally unexpected Long-eared Owl, the count's first in eleven years. Oakland's 74th annual Christmas Bird Count was off to a good start.

Good weather and good birding continued throughout the day. A record-high 257 field observers, together with a dozen feeder watchers, detected 180 species, two more than our recent average, and three fewer than our record high. Our total of 98,920 individual birds was some 3,000 higher than our recent average.

None of this year's 'rare' birds could hold a candle to last year's Painted Redstart, but a Barn Swallow over Alameda, chosen as Best Bird, was only our second since 1974 on count day. Swallows seem to be wintering here in higher numbers recently; Tree Swallow has become almost expected on our count (one was over Alameda this year), and other local CBCs also recorded Barn Swallow. A Black-headed Grosbeak, a Black-and-white Warbler, and two Western Tanagers were other nice finds.

Seventeen Snowy Plovers along the Alameda shoreline were not totally unexpected; small flocks have occurred there episodically over the last couple of decades and GGAS volunteers won protective fencing for them on part of Crown Beach during 2014. Red-necked Grebe, House Wren, Blue-gray Gnatcatcher, and Hermit Warbler (all single individuals) rounded out this year's list of review-worthy species.

Nearly every year at least a few species occur in record-high numbers. But this year many species exceeded their previous records by at least twenty percent: Green Heron, American Coot, Semipalmated Plover, Spotted Sandpiper, White-breasted Nuthatch, Western Bluebird, and Hermit Thrush. What, if anything, do these species have in common to explain this year's

Press coverage allowed others to share the findings and the fun:

San Francisco Chronicle www.sfchronicle.com/bayarea/article/Birdwatchers-flock-to-East-Bay-for-annual-bird-5956747.php#/0

Contra Costa Times www.contracostatimes.com/west-county-times/ci_27135651/lafayette-bird-watchers-among-hundreds-east-bay-wide

Berkeleyside http://www.berkeleyside.com/2014/12/18/at-2014-christmas-bird-count-no-rain-much-fun/

At Mills College

At the Oakland Zoo.

Count compilation dinner.

abundance? One might expect that Varied Thrush, so numerous this year and so pleasing to the eye, had joined this crowd. But with a very respectable 859 birds counted, its numbers actually fell fifteen percent short of 2006's record year.

This year's biggest record-setting story belongs to the acorn-ivores. With a poor acorn crop reported from the west slope of the Sierra, and a bumper crop locally, it's no wonder that acorn-dependent species were present in record numbers. The Eponymous Woodpecker count of 473 birds was *five times* its previous record high. Band-tailed Pigeon finished in second place; its 2,471 individuals merely *doubled* its previous high count.

Reasons why particular species occur in unusually low numbers, or not at all, remain speculative until the passage of time provides clarification. With that disclaimer, consider Tricolored Blackbird. We recorded tens or hundreds annually until 2004, then single digits thereafter. This year, for the first time ever, we found none.

Tricolored Blackbird nests colonially, with its largest colonies in the Central Valley. Habitat loss and degradation there and elsewhere have contributed to alarming population declines over decades. The 2014 statewide survey, for example, found a 63 percent decline in the number of birds statewide, compared to the 2008 survey. Along the Central Coast, the decline was steeper: 91 percent over the same period. Data such as these led the California Fish and Game Commission in December 2014 to grant the species emergency protection under the California Endangered Species Act.

The Tricolored Blackbirds on our count have been wintering visitors from nearby or distant breeding colonies, whose declining populations have apparently become less and less able to support widespread wandering. How far away, one wonders, does extinction lie, and can it be averted?

On a brighter note, while the absence of a Tufted Duck on Lake Merritt was disappointing, it doesn't portend anything about the species' population, or the likelihood that one will again grace our CBC. Thankfully, this Old World species remains widespread and abundant, so it's simply a matter of time before this handsome stray *Aythya* will again discover the charms of our near-count-circle-center lake and join its kindred wintering brethren.

Our count succeeds because its 29 area leaders ensure good birding coverage during the day and produce good documentation afterward. We thank them, and also Noel Diefendorf and Jim Labbe, who again donated their time and their boats so that we could bird our count's San Francisco Bay waters. We also thank the Golden Gate Audubon Society staff, and the many volunteers who ensured that the compilation dinner proceeded smoothly. Our special thanks go to Ilana DeBare and Noreen Weeden for help throughout the process, and to Joyce McKinney for planning and conducting our dinner.

We hope you will join us on Sunday, December 20, 2015 to participate in Oakland's 75th Christmas Bird Count.

Dave Quady and Bob Lewis have led the Claremont area of the Oakland CBC since the 70's. They mutually agreed to co-compile the count 12 years ago, but only if the other agreed to do at least half the work. Each does what he does best—Dave handles permissions, publicity, and announcements, and Bob handles the computer stuff. They both enjoy the big finale of the CBC dinner.

Wood Ducks at Lake Temescal. Photo by Doug Mosher.

Final Results
Oakland, California Christmas Bird Count
December 14, 2014

32 Greater White-fronted Goose
10 Cackling Goose
1656 Canada Goose
1 *Muscovy Duck*
27 Wood Duck
104 Gadwall
1 Eurasian Wigeon
616 American Wigeon
1211 Mallard
4 Blue-winged Teal
10 Cinnamon Teal
905 Northern Shoveler
48 Northern Pintail
272 Green-winged Teal (American)
53 Canvasback
229 Ring-necked Duck
7402 Greater Scaup
833 Lesser Scaup
5021 *scaup, sp*
2846 Surf Scoter
2 White-winged Scoter
2321 Bufflehead
353 Common Goldeneye
11 Barrow's Goldeneye
9 Hooded Merganser
66 Common Merganser
28 Red-breasted Merganser
2272 Ruddy Duck
47 California Quail
118 Wild Turkey
52 Red-throated Loon
6 Pacific Loon
42 Common Loon
4 *loon sp*
143 Pied-billed Grebe
337 Horned Grebe
1 Red-necked Grebe
189 Eared Grebe
666 Western Grebe
62 Clark's Grebe
231 *Aechmophorus, sp*
29 Brandt's Cormorant
975 Double-crested Cormorant
27 Pelagic Cormorant
108 American White Pelican
163 Brown Pelican
56 Great Blue Heron (blue morph)
43 Great Egret
117 Snowy Egret
11 Green Heron
79 Black-crowned Night-Heron
179 Turkey Vulture
11 Osprey
14 White-tailed Kite
1 Bald Eagle
1 *adult*
8 Northern Harrier
20 Sharp-shinned Hawk
21 Cooper's Hawk
5 *Accipiter, sp*
48 Red-shouldered Hawk
179 Red-tailed Hawk
2 Golden Eagle
2 *adult*
14 Ridgway's Rail
3 Virginia Rail
2 Sora
6451 American Coot
164 Black-necked Stilt
480 American Avocet
47 Black Oystercatcher
1194 Black-bellied Plover
18 Snowy Plover
339 Semipalmated Plover
173 Killdeer
58 Spotted Sandpiper

101 Greater Yellowlegs
866 Willet
34 Whimbrel
125 Long-billed Curlew
644 Marbled Godwit
2 Ruddy Turnstone
92 Black Turnstone
431 Sanderling
5275 Dunlin
1462 Least Sandpiper
4299 Western Sandpiper
437 *peep, sp*
2 *sandpiper, sp*
365 Dowitcher, sp
14 Wilson's Snipe
51 Bonaparte's Gull
4 Heermann's Gull
1692 Mew Gull
936 Ring-billed Gull
1602 Western Gull
46 *Western x Glaucous-winged Gull*
1013 California Gull
36 Herring Gull
7 Thayer's Gull
127 Glaucous-winged Gull
1028 *gull, sp*
220 Forster's Tern
2478 Rock Pigeon
2471 Band-tailed Pigeon
59 Eurasian Collared-Dove
481 Mourning Dove
7 Barn Owl
8 Western Screech-Owl
50 Great Horned Owl
3 Burrowing Owl
1 Long-eared Owl
8 Northern Saw-whet Owl
35 White-throated Swift
883 Anna's Hummingbird
31 Belted Kingfisher
473 Acorn Woodpecker
33 Red-breasted Sapsucker
126 Nuttall's Woodpecker
48 Downy Woodpecker
44 Hairy Woodpecker
200 *Northern (Red-shafted) Flicker*
1 *Northern (Yellow-shafted) Flicker*
148 Northern Flicker
33 American Kestrel
5 Merlin
4 Peregrine Falcon
339 Black Phoebe
40 Say's Phoebe
4 Loggerhead Shrike
92 Hutton's Vireo
528 Steller's Jay
640 Western Scrub-Jay
1319 American Crow
285 Common Raven
7 Horned Lark
1 Tree Swallow
2 Barn Swallow
1018 Chestnut-backed Chickadee
297 Oak Titmouse
1162 Bushtit
160 Red-breasted Nuthatch
68 White-breasted Nuthatch
224 Pygmy Nuthatch
106 Brown Creeper
1 Rock Wren
1 House Wren
25 Pacific Wren
6 Marsh Wren
200 Bewick's Wren
1 Blue-gray Gnatcatcher
63 Golden-crowned Kinglet
908 Ruby-crowned Kinglet

143 Wrentit
378 Western Bluebird
392 Hermit Thrush
5689 American Robin
859 Varied Thrush
33 California Thrasher
29 Northern Mockingbird
1017 European Starling
100 American Pipit
686 Cedar Waxwing
1 Black-and-white Warbler
8 Orange-crowned Warbler
9 Common Yellowthroat
1330 Yellow-rumped Warbler
30 *Yellow-rumped (Myrtle) Warbler*
369 *Yellow-rumped (Audubon's) Warbler*
216 Townsend's Warbler
1 Hermit Warbler
362 Spotted Towhee
14 Rufous-crowned Sparrow
902 California Towhee
1 Lark Sparrow
101 Savannah Sparrow
171 Fox Sparrow ("Sooty" form)
349 Song Sparrow
27 Lincoln's Sparrow
17 White-throated Sparrow
1671 White-crowned Sparrow
1701 Golden-crowned Sparrow
40 *sparrow, sp*
5 *Dark-eyed (Slate-colored) Junco*
1526 *Dark-eyed (Oregon) Junco*
603 Dark-eyed Junco
2 Western Tanager
1 Black-headed Grosbeak
1154 Red-winged Blackbird
267 Western Meadowlark
580 Brewer's Blackbird
154 Brown-headed Cowbird
1536 House Finch
59 Purple Finch
125 Pine Siskin
607 Lesser Goldfinch
172 American Goldfinch
11 *finch sp*
154 House Sparrow

98909 Individuals
180 Species
6 Additional Form Entries
1 Hybrids
257 Observers in the field
12 Observers at feeders
62 - 70 Parties
393 Hours on foot
40.45 Hours by car
9.5 Hours by boat
1.5 Hours by canoe
1 Hours by golf cart
445.45 Total Party Hours
269.05 Miles on foot
392 Miles by car
49.8 Miles by boat
1.5 Miles by canoe
3.6 Miles by golf cart
715.95 Total Party Miles
33.5 Feeder Hours
17.95 Owling Hours
28 Owling Miles
0700 Starting Time
1700 Ending Time

Bird entries that are not included in the species total are indented and *italicized*.
Unusual species are boldfaced - number and name.
Boldfaced numbers indicate high counts since 1974; underscored numbers and names indicate low counts.

January 13, 2015 *Dave Quady and Bob Lewis*

San Francisco
Water Power Sewer
Services of the San Francisco Public Utilities Commission

651 Bryant Street
San Francisco, CA 94107
1 415.554.0725

January 13, 2015

RE: NOTICE OF PLANNED ELECTRIC SERVICE INTERRUPTION

SFPUC High Voltage Crew will have the power off for to the following business on Treasure Island only in order to preform necessary repairs.
This will help us ensure reliable service to our customers. In order to safely perform the work, we will be temporarily interrupting your electric service. Although we will do our best to minimize the length of the service interruption, please be prepared to be without service on the following date (weather permitting) and for the estimated time indicated:

Date: Friday, January 16th, 2015 from 02:00 AM to 06:00AM

AFFECTED SERVICE AREAS: All Of Treasure Island and Yerba Buena Island facilities.

It is important to note the following:

- If you are a landlord with tenant(s) in the area mentioned above and the SFPUC bill is in your name, it is your responsibility to notify the tenant(s) of the planned service interruption.

- *Unsafe weather conditions or an unforeseen emergency will force us to cancel the work at the last minute, and we will be unable to notify you of the cancellation. However, we will notify you of the rescheduled date and time.*

- **SAFETY WARNING:** Residents shouldn't use generators under any circumstances without housing provider's knowledge. If you use a generator during the service interruption, you must isolate your generator from SFPUC system. Failure to do so will not only damage your generator, but can cause serious injury to our electric crew personnel.

Here are a few recommendations to help minimize any inconvenience to you:

- If you rely on **life support devices** you may want to consider the following:

  - The housing providers have lists of who has medical devices requiring power and should get the generators ahead of time.

  - Find alternate lodging at a location not affected by the interruption

- **Computers** and other **electronic equipment** are particularly sensitive to power interruption. We recommend unplugging this equipment before the shutdown period.

- **Security systems, clocks, irrigation timers,** and similar equipment will likely require resetting after the shutdown is completed.

- Contents of your **refrigerator** or **freezer** should not spoil for the duration of this service interruption if these appliances are kept closed.

- Have on hand battery-powered flashlights with fresh batteries.

We apologize for the inconvenience and thank you for your patience.

San Francisco
Water Power Sewer
Services of the San Francisco Public Utilities Commission

651 Bryant Street
San Francisco, CA 94107
1 415.554.0725

NOTICE OF PLANNED ELECTRIC SERVICE INTERRUPTION

http://sfwater.org/index.aspx

SFPUC High Voltage Crew will have the power off for to the following business on Yerba Buena Island only in order to assist contractor with driving piles for the new offramp..

This will help us ensure reliable service to our customers. In order to safely perform the work, we will be temporarily interrupting your electric service. Although we will do our best to minimize the length of the service interruption, please be prepared to be without service on the following date (weather permitting) and for the **estimated** time indicated:

Date: Wednesday, January 14th, 2015 from 12:30pm to 3:30pm

AFFECTED SERVICE AREAS: Yerba Buena Island Facilities to include;

Units 300, 301, 302, 303, 304, 324, 325, 326, 327, 328, 329, 330, 331, 60. 61, 62, 66,
Quarters 105, 106, 109, 111, 113, 115,
Buildings 162T, 221, 168T, 278(Vessel traffic) 255 (PT&T), 107, 221, 229, 225, 240, 276, 243(water pumps), 261.

It is important to note the following:

- If you are a landlord with tenant(s) in the area mentioned above and the SFPUC bill is in your name, it is your responsibility to notify the tenant(s) of the planned service interruption.
- ***Unsafe weather conditions or an unforeseen emergency will force us to cancel the work at the last minute, and we will be unable to notify you of the cancellation. However, we will notify you of the rescheduled date and time.***
- **SAFETY WARNING:** Residents shouldn't use generators under any circumstances without housing provider's knowledge. If you use a generator during the service interruption, you must isolate your generator from SFPUC system. Failure to do so will not only damage your generator, but can cause serious injury to our electric crew personnel.

Here are a few recommendations to help minimize any inconvenience to you:

- If you rely on **life support devices** you may want to consider the following:
  - The housing providers have lists of who has medical devices requiring power and should get the generators ahead of time.
  - Find alternate lodging at a location not affected by the interruption
- **Computers** and other **electronic equipment** are particularly sensitive to power interruption. We recommend unplugging this equipment before the shutdown period.
- **Security systems, clocks, irrigation timers,** and similar equipment will likely require resetting after the shutdown is completed.

- Contents of your **refrigerator** or **freezer** should not spoil for the duration of this service interruption if these appliances are kept closed.
- Have on hand battery-powered flashlights with fresh batteries.

We apologize for the inconvenience and thank you for your patience.

NOTICE OF TEMPORARY WATER SERVICE INTERRUPTION

Dear Customer,

We are performing vital work in your neighborhood that requires a short interruption to your water service. We sincerely regret this necessary inconvenience.

YOUR WATER SERVICE WILL BE INTERRUPTED:

Time/Date: Thurs. January 22 at 10 PM until Fri. January 23 at 4 AM

Air or sediment may get trapped in your pipe as a result of this work. Upon restoration of service, we recommend that you slowly turn on the cold water to your bathtub faucet and let the water run for several minutes. This should allow any trapped air or sediment in the pipe to escape.

To prevent flooding, ensure that no indoor and outdoor plumbing fixtures such as faucets, hoses and appliances are accidently left on at the time your water service is restored.

Thank you for your patience and understanding as we continue to improve your local drinking water system.

Questions or concerns? Call **311.**

San Francisco
Water Power Sewer
Services of the San Francisco Public Utilities Commission

親愛的用戶:

我們將在您的社區進行重要的工程。 施工期間，我們需要暫時中斷您的供水服務, 如有任何不便之處，我們深感抱歉，並感謝您的配合和體諒。

這項工程可能導致您的水管中囤積空氣或者是沉澱物。我們建議在恢復自來水供應後, 慢慢將浴缸內水龍頭冷水一端開啟數分鐘, 以沖走水管內囤積的空氣或沉澱物。

為防止淹水,在恢復自來水供應之後, 請確保關緊所有屋內或屋外的水管。

感謝您的配合和體諒，我們將會致力改善我們的供水系統。

如有疑問，請致電24 小時熱線 311。

Estimado cliente,

Estamos realizando trabajo vital en su vecindario que lamentablemente requiere una breve interrupción en su servicio de agua. Sinceramente lamentamos esta molestia necesaria.

Aire o los sedimentos pueden ser atrapados en su tubería a consecuencia de este trabajo. Cuando su servicio de agua es restaurado recomendamos que lentamente abra el agua fría de su grifo de la bañera y deje el agua correr durante varios minutos. Esto debería permitir cualquier aire atrapado o sedimento se escape.

Para prevenir la inundación asegure que ningunos dispositivos de plomería interior o aire libre como grifos, mangueras o electrodomésticos se deje equivocadamente abierta en el momento en que su servicio de agua es restaurado.

Gracias por su paciencia y comprensión a medida que continuamos mejorando su sistema de agua potable local.

¿Preguntas o dudas? Llame a 311.

SAN FRANCISCO COUNTY TRANSPORTATION AUTHORITY
YERBA BUENA ISLAND WESTBOUND RAMPS IMPROVEMENT PROJECT
MACALLA ROAD WORK

JANUARY 2015

What Work Will Be Done?
In order to facilitate reconstruction Macalla Road and construction of the new Yerba Buena Island Westbound on and off ramps, traffic on Macalla Road will be detoured to the newly constructed Macalla Bypass Road between Yerba Buena Road and Northgate Road starting January 30, 2015. ***This traffic configuration is expected to last approximately one year.***

Please see attached map of Macalla Bypass Road and limits of closure of Macalla Road.

Who is Doing the Work?
The San Francisco County Transportation Authority is administering the project through their construction manager Parsons Brinckerhoff. The general contractor for the project is Golden State Bridge.

What Can You Expect?
The change in alignment should not have traffic impacts or create additional delays. It is anticipated that the project will be completed in the summer of 2016.

Please drive with caution near the work area and remember to leave a safe distance between your vehicle and the vehicle ahead of you. The San Francisco County Transportation Authority appreciates your patience as we work to improve mobility and safety on Yerba Buena Island.

For More Information
For further information you may e-mail any questions/inquiries to scottmi@pbworld.com


Portion of Macalla Road Closed
Naval Training Station Yerba Buena
Reservoir Tank 242T
Reservoir Tank 227T
Yerba Buena Island
US Coast Guard Sector San Francisco
Macalla Bypass Road Open
USCG Station Yerba Buena Island Pier
USCG Station Yerba Buena Island Pier 2


MACALLA ROAD CLOSED
USE MACALLA BYPASS ROAD
——————>>>>>>>>>

- UPDATED -

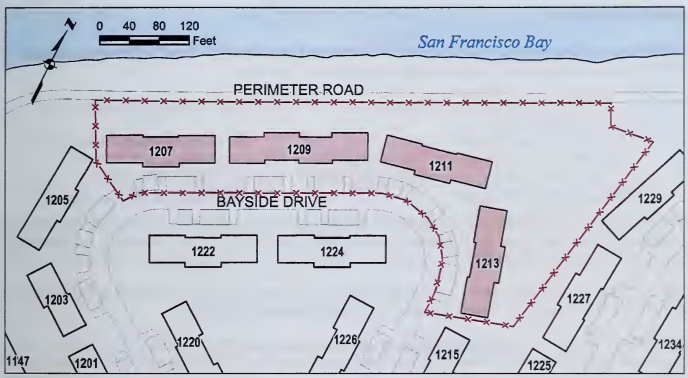
Notification of Asbestos Abatement and Building Demolition

January 19, 2015

Department of Toxic Substances Control

On Wednesday, January 21, 2015, the Navy's contractor CB&I plans to start radiological surveys of concrete building foundations at Buildings 1209 and 1211. Then, on February 4, abatement of asbestos-containing materials within Buildings 1207 and 1213 will continue. Following asbestos removal Buildings 1207 and 1213 will be demolished. This notice provides additional information about the planned work and who you can contact for more information.

Buildings 1207, 1209, 1211, and 1213 are located along Perimeter Road and Bayside Drive as shown on the **map below**. The buildings are currently within a fenced area and will remain fenced off during all work.



What to Expect?

During radiological scanning and sampling nearby residents may see radiological technicians operate radiological scanning instruments and equipment. Heavy equipment will then be used to break the foundations in preparation for removal.

During asbestos removal residents may see plastic sheeting installed on doors and windows, set up of air exchanging machines, workers in Tyvek suits, workers on the roof, and roll-off trash bins.

During demolition work nearby residents will see large scale demolition equipment, water trucks, dump trucks, and additional truck traffic entering and exiting the fenced area.

These measures are intended to prevent the release of any asbestos containing materials. Air monitoring will be performed continuously throughout the removal activity. No road closures are anticipated at this time. Construction trucks will be marked and covered during transport activities.

Schedule

- Field work including radiological scanning, sampling, and breaking Buildings 1209 and 2011 foundations is scheduled to start January 21, 2015.
- Asbestos abatement for Buildings 1207 and 1213 is scheduled to restart on February 4, 2015 with building demolition to follow starting February 20, 2015.
- Building material load out will follow demolition of Buildings 1207 and 1213 during the first week of March.
- Work hours are from 7:30 a.m. to 5:00 p.m., Monday through Friday.

Project Background

These buildings are being removed to allow for the excavation of contaminated soils beneath the structures. Pre-demolition surveys of the buildings have not returned any elevated radiological measurements. Following asbestos removal, the Navy is demolishing these unoccupied buildings. Then, in April 2015, the Navy will be excavating and removing any contamination that may be present under these buildings.

For More Information

- Contact the following Navy representative or California Department of Toxic Substances Control (DTSC) representative with project-related questions or concerns:

Keith Forman Navy BRAC PMO 1455 Frazee Road, Ste 900 San Diego, CA 92108 (619) 532-0966 keith.s.forman@navy.mil	Remedios Sunga DTSC 700 Heinz Avenue, Suite 200 Berkeley, CA 94710 (510) 540-3840 remedios.sunga@dtsc.ca.gov

- Attend the Navy's Restoration Advisory Board (RAB) Meetings. Updates on basewide environmental investigations and activities are presented at the meetings. The next RAB meeting is scheduled for 7:00 p.m. on Tuesday, February 17, 2015 at the Casa de la Vista on Avenue of the Palms.

- Visit the Navy's web site, which contains historical and current information, including information on becoming a RAB member. It can be viewed at: **www.bracpmo.navy.mil**

- Visit DTSC web site at **https://www.envirostor.dtsc.ca.gov/public/**. Enter "San Francisco" as the City, scroll down and select "Naval Station Treasure Island/Site 12 Old Bunker Area," and click on the link "Activities" to view documents.

- Several reports have been prepared to document the investigation and cleanup decision making about these projects, all reviewed by the regulatory agencies and made available for public review. See the information repositories, listed below, for access to the documents.

Information Repositories

Navy BRAC Caretaker Support Office 1 Avenue of the Palms, Room 161 Treasure Island, San Francisco, CA 94130	**AND**	**San Francisco Public Library** Government Publications Section 100 Larkin Street, San Francisco, CA 94102 (415) 557-4400

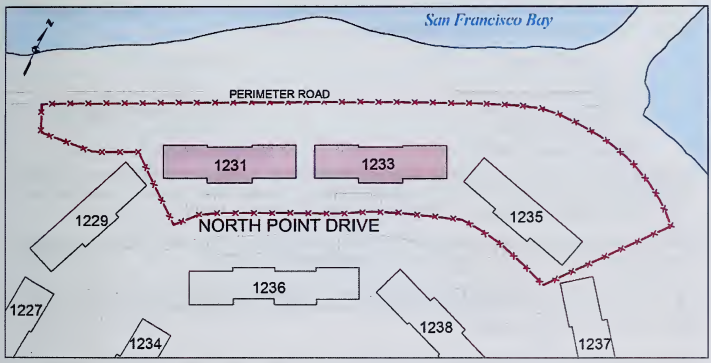
Notification of Asbestos Abatement and Building Demolition

Revised Demolition Schedule

February 4, 2015

On Monday, January 19, 2015, the Navy's contractor CB&I began abatement of asbestos-containing materials within Buildings 1231 and 1233. This notice provides an update to the previous schedule for building demolition. Building demolition is now scheduled for the week of February 16, 2015.

Buildings 1231 and 1233 are located along Perimeter Road and North Point Drive as shown on the **map below**. The buildings are currently within a fenced area and will remain fenced off during all work.



What to Expect?

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During demolition work nearby residents will see large scale demolition equipment, water trucks, dump trucks, and additional truck traffic entering and exiting the fenced area.

These measures are intended to prevent the release of any asbestos containing materials. Air monitoring will be performed continuously throughout the removal activity. No road closures are anticipated. Construction trucks will be marked and covered during transport activities.

When demolition work is complete, radiological scanning, sampling, and breaking the foundations with heavy equipment will start.

Schedule

- Asbestos abatement for Buildings 1231 and 1233 started on January 19, 2015. Building demolition and disposal will follow starting the week of February 16, 2015.
- Building material load out will follow demolition of the two buildings.
- It takes approximately 1-2 days to demolish each building and up to a week to load out the building material from each building for disposal.
- Work hours are 7:30 to 5:00 pm Monday through Friday.

Project Background

These buildings are being removed to allow for the excavation of contaminated soils beneath the structures. Pre-demolition surveys of the buildings have not returned any elevated radiological measurements. Following asbestos removal, the Navy is demolishing these unoccupied buildings. Then, in April 2015, the Navy will be excavating and removing any contamination that may be present under these buildings.

For More Information

- Contact the following Navy representative or California Department of Toxic Substances Control (DTSC) representative with project-related questions or concerns:

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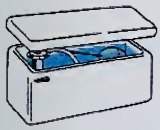
HOW TO DETECT A TOILET LEAK

Toilet Leaks may be easy to repair, but detecting them is a great challenge, especially when they can be completely silent. Here is a quick and easy method to detect a toilet leak.

We remain in a drought, please help conserve water.

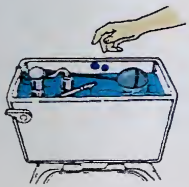
STEP 1

Carefully remove cover from top of toilet tank.



STEP 2

Drop food coloring into tank and replace cover.



STEP 3

Wait 20—30 minutes.

STEP 4

Check the toilet bowl. If the water is clear, there is no leak. If the water has changed color, there is a leak.

You may also hear a high pitched hissing noise coming from your bathroom indicating there is a leak.

WHAT TO DO IF THERE IS A LEAK?

If you have a leak, please contact your Property Management Company to repair.

Brought to you by your Treasure Island Property Management companies.

Treasure Island / Yerba Buena Island
Community Celebrates

Black History Month

A Special tribute to Maya Angelou, PhD

Events

February 13th
6:00 pm - 8:00 pm
Ship Shape

- The Swagettes Dance Group
- Gospel Choir Forever Victory
- Youth Activities and Music
- Refreshments
- Honoring Ashanti Dudley

February 27th
6:00 pm - 8:00 pm
La Casa de la Vista
191 Avenue of the Palms

- Lion King Remix
- Spoken Word Performances
- Motivational Speaker Van Waller
- *Steel Pan Music*
- Celebratory Feast

African-American History is America's History

This event is sponsored by:

Catholic Charities
YMCA
Swords to Plowshares
Treasure Island Homeless Development Initiative
Community Housing Partnership
Treasure Island Community
Treasure Island Parent Council

For more information call:
(415) 986-4810

Treasure Island/Yerba Buena Island Community Meeting

January 21, 2015
6:30pm
Ship Shape

Sponsored by
Treasure Island Development Authority
The Villages at Treasure Island
Treasure Island Homeless Development Initiative

Moderator: Dan Stone, Property Manager, The Villages at Treasure Island
Time Keeper: Seanda Conolly, President, Treasure Island Community

Agenda

6:30 pm	**Call to order**
6:35 pm	**TIDA Update – Bob Beck, Treasure Island Director** **2014/2015 Review**
7:00 pm	**Treasure Island Community Watch update - Mark Connors**
7:10 pm	**NERT Update – Emily Rapaport**
7:20 pm	**Community Topics - Dan Stone** **Parking** **Water Conservation** **No digging per PUC and Navy**
7:30 pm	**Announcements and Q&A**
7:40 pm	**Adjourn**

Future Community Meeting Dates: March 18, May 20, July 15, Sept 16, Nov 18

If you have a follow up question, or have an item for the next community meeting agenda, please contact Kate Austin @ 415-274-0646, or Kate.Austin@sfgov.org.

Thank you for taking time out of your busy day to help us build a stronger community.

850 Bryant Street San Francisco, CA. 94103 (415) 553-1373

Captain Bill Roualdes
January 15, 2015

Captain's Message

I hope everyone had a Happy and Safe holiday season as well as a great New Year; Happy 2015!

This will be my last newsletter as the Captain of Southern Station. I am retiring after a thirty-four year career with this great City. I have spent a good portion of my career working in the Southern District and I have enjoyed every minute of it. I have met numerous people during my time as the Captain of Southern and I appreciate all the help and understanding that everyone has given me. Acting Captain Ed Santos will take over for me as of Friday, January 16, 2015. Ed has worked in the Southern and is familiar with the issues that affect the community.

The Southern Station Investigations Team made progress recently on some cases involving Burglaries on Treasure Island. On 01/07/15 one of Southern Stations Investigations Sergeants orchestrated the search warrant and arrest of a suspect involved in multiple burglaries on Treasure Island. The suspect was arrested in connection with the burglary series which have taken place over the last few months. This is an ongoing investigation and we are still following up on leads.

Follow us on Twitter: @SFPDSouthern

Significant District Incidents

12/15/2014
Burglary, Under Investigation
Treasure Island

On 12/15/14 at about 1903hrs, Officers patrolling Treasure Island, were dispatched to a residence on a report of a burglary. Upon arriving on scene the Officers made contact with the victim who told them that she arrived home at about 1900 hours and she immediately noticed that the front door was ajar and that the door jamb was damaged as if it had been kicked in. At that point, she backed away from the door and called the police.

After speaking with the victim, The officers set up perimeter and waited for assisting units. After a thorough search, no suspects were located and the apartment was confirmed to be clear.

One of the victims' roommates realized that his laptop computer was missing. The officers located a surveillance camera in an attempt to identify a suspect. CSI was also notified and later responded to process the apartment for anything to help ID a suspect. The burglary is currently under investigation.

12/19/2014
Vehicle Burglary, Arrest Made
11th St. & Folsom St.

On 12/19/14, at approximately 1823hrs, Officers riding in an unmarked patrol vehicle were contacted by another Officer detailed to a post, regarding a vehicle break in he had just witnessed. The detailed Officer informed the unmarked Officers that the suspect had grabbed several items out of a vehicle and was now walking west on Folsom St.

The suspect was described as a male wearing a blue jacket. The officers in the unmarked car arrived on scene and observed the suspect walking south on Norfolk Alley. Upon stopping to make contact with the suspect, he immediately started to run away from the Officers.

The Officers chased the suspect on foot. While running, the suspect appeared to dump several items midblock on Norfolk. The Officers eventually caught up to the suspect in their patrol vehicle and ordered him to stop several times, but he refused and continued to run. The suspect finally stopped when the Officers pulled in front of him. They were able to take the Suspect into custody without further incident.

The Officers then proceeded to recover the items which were stolen from the car and discarded by the suspect prior to being arrested. After recovering the items, the Officers found a business card with the items and contacted the registered owner of the boosted vehicle who confirmed that the items dumped (most notably a laptop) by the suspect were hers.

During questioning, the suspect declined a statement regarding the incident. A records check revealed that the suspect was on active community supervision out of San Francisco County. The suspects Probation officer was contacted and informed that the suspect would be charged with second degree Burglary. The Probation Officer was informed that the suspect was observed stealing items out of a locked vehicle with a smashed window, observed in sole possession of all of the items that were missing from the vehicle, making it highly unlikely that someone else broke the window and observed discarding the stolen items.

Also, due to the fact that the stolen property the suspect was seen in possession of was valued at $1320, the suspect was also charged with Felony possession of stolen property. Due to the fact that the suspect discarded the stolen property as he ran, throwing items under a vehicle and potentially concealing them from view; he was also charged with Destroying or Concealing evidence.

12/23/2014
Attempted Robbery with Gun, Arrest Made
Harriet St. & Folsom St.

On 12/23/2014 at 2304hrs, Officers responded to Harriet St. near Folsom St. regarding a male who had been robbed at gunpoint. Upon arrival, the Officers made contact with the Victim who stated that about 20 minutes earlier he was walking Southbound on Harriet St. when he was attacked from behind and robbed by three people. The victim stated that the suspects were one male and two females.

The victim told officers that he was carrying his messenger bag and was simply walking home when a male, grabbed him from behind and shoved him to the ground. The victim stated that the male suspect was holding a gun in his hand and that it was then placed against his head when the suspect said "give me your (expletive)."

The victim stated that a female ran up to him and tried to forcefully grab his messenger bag and other belongings. The victim stated that as the male suspect was grabbing at his belongings, the female screamed "give it up." The other female assisted the other two by looking through his messenger bag and clothing as he was lying on the ground. The suspect fought back and was trying to forcefully push the suspects off of him.

The Victim believed the suspects realized that they were not going to obtain other belongings from him when they fled South on Harriett Street in the white U-Haul truck.

The officers broadcasted the above information to surrounding units. The victim had scrapes on his right and left arm which had minor bleeding as a result of the struggle but he declined Medical attention.

A witness, who was inside a nearby building, observed the incident after he heard yelling and was able to assist in providing further descriptions on the suspects as well as surveillance footage of the incident.

At approximately 2350hrs, another patrol unit observed a U-haul truck, which matched the broadcasted description, travelling on Mission St. The truck suddenly pulled over and three people matching the suspects' descriptions exited the truck and proceeded to walk away. The officers eventually detained the three suspects so that the victim could identify them. The Victim was vaguely able to identify the suspects but was able to identify a baseball cap and a sweater that the suspects were wearing during the attack. The officers also found a gun on the passenger seat of the U-Haul truck.

The Officers later confirmed that one female suspect had three active warrants for her arrest via a computer records check. All three were booked for the incident.

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12/26/2014
Theft from Person, Arrest Made
Market St. & First St.

On 12/26/14, at approximately 1433 hours, Officers were flagged down by a victim at the intersection of Market St and 1st St. The victim informed the Officers that someone had just stolen her cell phone.

Approximately five minutes prior, the victim was with some friends and taking photos with her I-Phone. While taking a photo, a suspect riding a bicycle, snatched the phone out of her hand and then rode away on his bicycle west on Market St. The victim described the suspect as a skinny male with a tan complexion who was wearing a pink beanie, black clothing, and possibly riding a black bicycle.

The Officers proceeded to search the area with the suspect. While searching, another Patrol unit was also flagged down regarding the theft of a cell phone and wallet. This second victim pointed out the thief on a bicycle who was still in the area. The second Unit located the suspect and detained him. Officers who initially responded transported the first victim to the area of 8th St. and Howard St. where the suspect was detained. The victim positively identified the suspect as the person who stole her phone.

The Officers attempted to call the first victims cell phone to see if it would ring while on the suspect but it didn't. During an arrest search, the phones of both victims were found in the suspects' pocket. The suspect waived his rights and admitted to stealing the phones from the victims.

The suspect described the location of both thefts and stated he rode up on his bicycle and swiped the phones out of the victim's hands.

During a custody search, Officers also found a third cell phone which displayed the message "I've been lost, please call the number provided." The officers contacted the owner who told Officers that his phone was stolen on 12/24/14 (separate reported case) by a white male who was riding a bicycle in the area of New Montgomery and Market St.

The suspect was booked and charged for the thefts.

12/29/2014
Robbery with Force, Arrest Made
5th St. & Market St.

On 12/29/14, at approximately 2014hrs, Officers responded to the Old Navy store regarding a theft. Upon arrival, store security had the suspect detained in their security office.

Store security observed a black male subject take a stack of sweaters and exit the store without paying. Security staff located the suspect in the area of Market and 5th St. and saw that he had the merchandise tucked behind him in his wheelchair.

The employee asked the suspect to return the merchandise to her. The suspect then swung his left arm back over his shoulder, striking the employee one time on the left side of her face and fled eastbound on Market St. The employee was able to grab the merchandise from the suspect as he was fleeing.

Shortly after, The suspect returned to the Old Navy and was observed exiting with some puffy jackets stuffed behind him in his wheelchair.

Old Navy loss prevention manager then followed the suspect out and placed him in handcuffs. The merchandise was recovered and the suspect was detained in the security office until Officers arrived on scene.

The employee/victim who was hit did not request any medical attention and no injury was observed. The officers discovered that the suspect had an outstanding warrant in the amount of $100,000 for a violation of California Penal Code. The suspect was booked for the incident and the outstanding warrant.

01/06/2015
Burglary, Stolen property recovered
6th St. & Harrison St.

On 12/27/2014 at approximately 1215hrs, officers responded to 6th St. and Harriet St. regarding a burglary at an apartment complex.

He stated that he was notified by a tenant regarding the garage door that was left open because the garage lock was broken on 12/27/2014 at approximately 1045hrs.

The manager stated that multiple tenants are on vacation and he does not know what was taken from the common area of garage at this time. The officers observed a garage roll up door lock that was damaged and the garage roll up door would not close. They also observed a broken bike rack with broken locks.

On 1/6/14, at approximately 1500 hours, Officers patrolling the area of UN Plaza on a bicycle contacted a large group of subjects who appeared to be camping on the lawn area of UN Plaza. When the subjects were approached, the officers observed one subject hop on a bicycle and quickly ride off in the opposite direction.

Approximately fifteen minutes later the officers observed the same bicycle lying on the sidewalk in a different area of UN Plaza. The officers attempted to locate the owner of the bicycle with negative results. The officers observed that the lower down tube of the bicycle was extremely dented, as if someone had damaged it while prying off a u-lock. Upon further investigation of the Bicycle, the Officers were able to determine that the bicycle was stolen from an apartment complex a few weeks earlier. This was now the second bike that the Officers had found the same day with similar damages that was stolen from the apartment complex

The manager of the complex was contacted and arrangements were made to have both bikes returned to the owners.

01/10/2015
Burglary, Arrest Made
4th St. & Folsom St.

On 01/06/15 at approximately 1148hrs, Officers responded to Folsom St. near 4th St. regarding a burglary incident. Upon arrival Officers met with the victim who told them his bicycle had been taken on 12/31/14 at approximately 1435 hours.

The victim told Officers that his bicycle had been secured in the building's parking garage. The victim noticed his bicycle missing on 01/01/15 at approximately 0200 hours. The victim investigated further and learned through building security footage that the bike bad been stolen.

The surveillance showed a white male unlawfully enters the premises at approximately 1432hrs through the front door by following the post man into the complex. The male then enters the first floor parking garage out of view from the building surveillance. The suspect is then seen exiting the garage at approximately 1435hrs onto Shipley Street, riding the stolen bicycle.

On 1/10/15 at approximately 2105rs, Officers were dispatched to a business located at 4th Street regarding a report of a bicycle theft. At approximately 2131hrs, the Officers arrived on scene and met with another unit already on scene who detained an unknown male.

The victim who initially reported the bicycle theft told Officers that at approximately 2100 hours while walking on 4th Street he spotted his bicycle in the hands of the suspect. The victim then called 9-1-1 to report that he was following the suspect and that the suspect had just gone into a business.

While in custody, the suspect spontaneously stated "Is that, that guy's bike or what?" While performing an arrest search the suspect spontaneously stated without any questioning that he traded for the bicycle a few weeks prior.

A criminal history check of the suspect revealed that he was on probation for attempted burlgary in the second degree. Based on the security surveillance footage which showed distinct clothing items that the suspect was still wearing, he was booked for the theft and the victim's bicycle was recovered.

01/09/2015
Narcotics Possession for Sale, Arrest Made
United Nations Plaza

On the above date and time, Officers assigned to the Market St foot beat were patrolling the area in and around UN plaza. While they were walking to the center of the plaza just above the civic center escalators. The Officers saw two people sitting side by side on a concrete ledge. While standing above them, they observed a Hispanic male holding his left hand

out at the white male sitting to his right. The Officers then saw numerous white rock like objects wrapped in a clear plastic with knots on them suspected to be base rock cocaine.

The officers proceeded to interrupted what appeared to be a street level narcotics transaction. The suspects appeared shocked when the officers approached them and one immediately closed his left hand but held the one rock in his right.

The officers seized the rock from the suspects' right hand and ordered him to hand over the additional rocks in his left, which he complied. The suspect had nine rocks of suspected base rock cocaine then was placed in handcuffs. One of the three males spontaneously stated," can I go officer I wasn't selling nothing only trying to buy one (rock) for five and leave to eat dinner". The suspect was released since he was not in possession of any narcotics.

During an arrest search, the Officer found large sums of money in the suspects backpack. The suspected substance tested positive for cocaine. The suspect was arrested selling illegal narcotics.

01/09/2015
Robbery with Force, Arrest Made
1 Hallidie Plaza

On 1/9/15 at approximately 0026 hours, officers were dispatched to a call of a robbery at Market Street and Powell Street. The Suspects were described as five males, each 20 to 25 years old, fleeing in the direction of westbound Turk Street from Market Street.

Officers arrived on scene at approximately 0028 hours and made contact with the victim who had blood on his face and hands. The victim told Officers that he was standing with his friends, in front of a store when two unknown males, approached him and offered to sell him marijuana. A few minutes later, The victim said he was "bumrushed" by one unknown male, a another male, and another other unknown male that he was unable to identify when he was punched to the ground and continued to be punch and kicked at least ten times in the face. During this time, his belongings were taken. The Officers broadcasted the description of the suspects and the stolen items to the surrounding units in the area.

At approximately 0058 hours, another patrol unit located and detained four suspects near Market St. and Jones St. after being spotted by a witness, who was the taxi cab driver who initially made the 9-1-1 call regarding the robbery as he witnessed the incident.

Officers arrived on scene with the victim who positively identified one of the suspects. The witness cab driver and the victims' friends also positively identified the two suspects being detained as being involved in the robbery.

After interviewing all parties and attempting to locate a fifth suspect, only the two suspects who could be positively identified were arrested. One other suspect was cited and released and the other, a minor, was cited and released to his parent. No stolen property was found on the suspects. It is possible that the stolen property is in the possession of one of the outstanding suspects or was sold prior to them being detained at Jones Street and Market Street. Two of the suspects were booked for the assault.

On Friday 01/09/2015 at 0800 hours, an unknown reportee, went to Tenderloin Station and handed over found property. The reportee stated that he found a Student ID Card at Union Square. The ID card belonged to the Victim in this incident.

01/10/2015
Vandalism to Vehicle, Drug Offense, Arrest Made
6th St. & Harrison St.

On 1/10/2015 at 2321 hours, officers driving on 6th Street recognized a man with a Razor scooter as a suspect in other vehicle vandalism cases. Given the suspects criminal history, the officers were aware that there was probable cause to arrest the man.

The Officers circled around the block and approached the suspect. The suspect immediately began screaming at the

officers saying that they had not right to stop him and that he didn't have to listen to us. The Officers informed the suspect that he was being detained for further investigation based on knowledge that he is commonly known to vandalize cars.

The suspect became very aggressive and was ordered to sit down and comply. The officers noticed that the suspect was clutching an unknown object in his left hand as he was about to sit on the sidewalk.

A records check on the suspect revealed a warrantless search allowed as a condition as his probation. Upon conducting a search, the suspect dropped a small bag of Christmas lights and a small zip lock baggy from his left hand which contained a clear crystal substance of suspected methamphetamines. The officers also found a glass pipe and proceeded to arrest the man.

The scooter was booked as evidence since a scooter was used to smash the window of a taxi cab in the initial incident.

The seized substance tested positive for the presence of Methamphetamine. The suspect was booked for the vandalism to the cab and possession of illegal narcotics.

01/10/2015
Burglary, Stolen Dog, Arrest Made
7th St. & Brannan St.

At approximately 2146hrs, Officers were dispatched to a call regarding a burglary near 7th and Brannan St.

The officers arrived on scene and met with the victims told who officers that at approximately 1600 hours, they fell asleep watching the TV near the kitchen area on the opposite side of the house. While sleeping, the dog started to bark, which the victims said was unusual.

The dog continued to bark and then left the kitchen towards the outside door. When the victims woke up around 1800 hours, they realized their dog did not return.

The victims walked to the outside door and noticed the house door ajar. One of the victims made an attempt to look for the dog and when he returned, realized that his Laptop was missing from a clothing bin in his room. Other roommates also noticed a bicycle was missing as well.

There were no visible signs of forced entry and the victims did not hear anything during the burglary other than the dog barking.

Surveillance video later revealed an unknown female leaving the premises with the dog and a bicycle.

On 1/12/15 at approximately 2050 hours, Officers responded to a call regarding a male subject who possibly located the suspect from a burglary that occurred on 01/10/15. The 911 caller told dispatch that his friends' house was recently burglarized and their dog was stolen in the burglary. The caller told dispatch that he observed a female subject walking with the dog in the area of 6th St and Stevenson St. The caller then followed the female subject to Eddy St, where police units arrived on scene.

Southern units along with Tenderloin units arrived on scene and detained the female subject pending further investigation. The victims of the burglary were contacted and arrived on scene and positively identified their dog. The woman was identified as the same woman in the video surveillance and she was arrested for the burglary and possession of the stolen dog. During an arrest search, Officers found a small baggie containing a white crystalline substance which later tested positive as methamphetamine.

A criminal records check on the suspect revealed that she had an infraction warrant for her arrest and was on felony probation out of Oakland for 2nd degree Burglary.

Although not all the stolen items were recovered, the victims were happy to have their dog back.

SFPD District Station Boundary Analysis Proposal

The San Francisco Police Department submitted our District Station Boundary Analysis to the San Francisco Police Commission on December 10, 2014, outlining proposed district station boundary changes. A ninety (90) day public comment period will end on March 10, 2015. Members of the public who wish to comment on the proposed boundary changes may do so at the following Police Commission meetings:

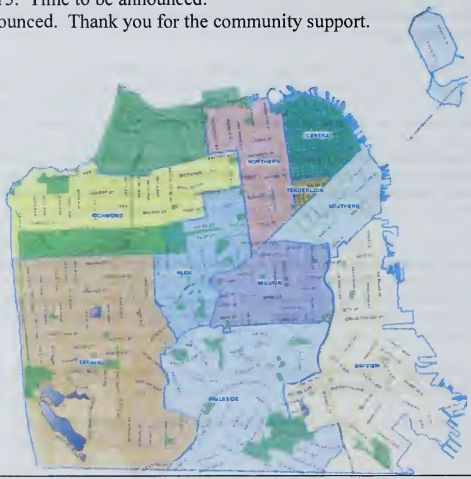
- Jan 28, 2015 Tenderloin Police Station, 301 Eddy Street, SF, 6:00 PM
- Feb 4, 2015 Police Commission Meeting, SF City Hall, Room 400, 5:30 PM
- Feb 11, 2015 Northern Police Station, 1125 Fillmore Street, SF, 6:00 PM
- **Feb 25, 2015 Southern Station/HOJ, 850 Bryant St., SF, Room 551, 6:00 PM**
- Mar 4, 2015 Bayview Station, 201 Williams Street, SF, 6:00 PM

Members of the public can also express their comments at their respective monthly District Station Captain's meetings. District Station Captain's meetings are held on the following days and times (**NOTE: Day, Time and Location are subject to change.** Please contact your district police station to confirm date, time, and location)

Community Meetings

Typically held every 3rd Wednesday of the Month at 6:30pm (subject to change)

When: Feb. 18, 2015. Time to be announced.
Where: To be Announced. Thank you for the community support.



In the District

What: Treasure Island Flea
When: Sat. Jan. 24 – Sun. Jan. 25, 2015
Where: Avenue of the Palms, Treasure Island
More Info: http://www.treasureislandflea.com

What: Dental Health Fair
When: Sat. Feb. 7, 2015
Where: 155 5th St. (at Minna St.) 2nd Floor Pediatric Clinic
More Info: www.dental.pacific.edu

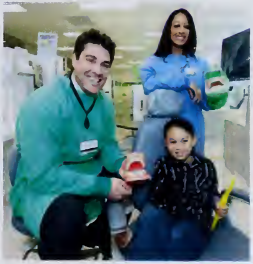
Give A Kids Smile

FREE and open to the public!
Saturday, Feb. 7, 2015
10:00 am to 2:00 pm

Free dental screenings and cleanings, orthodontic evaluations, fluoride treatment, educational games, fun prizes and the Little Explorers Petting Zoo!

University of the Pacific, Arthur A. Dugoni School of Dentistry
155 Fifth Street (at Minna) – 2nd Floor Pediatric Clinic
San Francisco, CA 94103

Celebrate good health and support smiles in our community!
To RSVP a group, call (415) 929-6550.
Map and directions at [illegible]
Open to children up to age 17 (must be accompanied by a parent).



More than $100 in free dental services provided to each child!

PACIFIC

311 Customer Service Center:

What is 311?
311 is a toll free, **NON-EMERGENCY** phone number that the public can call to access information about government services. A live customer service representative will be available 24 hours a day, seven days a week, and 365 days a year. The service is available to both wired and wireless customers. Wireless customers should call (415) 701-2311. 311 employees will be able to provide translations services in more than 145 languages and dialects and will employ a diverse staff of customer service representatives. Additionally, 311 are set up to accept calls from the hearing impaired by utilizing a TTY System.

*311 will also take police reports if you DO NOT have any suspect description and the crime is not in progress. After meeting these conditions these are the reports 311 will take: Harassing phone calls, vehicle break in, vehicle tampering, lost property, theft, and vandalism/graffiti reports.

COMMUNITY INVOLVEMENT OPPORTUNITIES

SF NERT *Program*

The San Francisco Neighborhood Emergency Response Team (**NERT**) is **free training** from the San Francisco Fire Department in how to help yourself and your neighbors prepare for and respond to a disaster by working together. The 20-hour training includes personal preparedness, light search and rescue, disaster medicine, shutting off your utilities, and how to participate as a member of a neighborhood response team. NERT also offers continuing training for graduates and activities that support building robust neighborhood teams. For more information, visit the NERT website at **http://sfgov.org/sffdnert** , or contact Lt. Erica Arteseros at (415) 970-2022 or sffdnert@sfgov.org.

Community Resources/Information

- **South of Market neighborhood preparedness: http://southbeachsafety.com/**

9-18-2014

Dear Southern Community,

My name is **Marisa Rodriguez** and I am the **Neighborhood Prosecutor** assigned to the Southern police district. I want to take this opportunity to share a little bit about myself and the role I play in your community.

A San Francisco native, I am honored to live and work in the community that I serve, the Southern district. Through my work as a Neighborhood Prosecutor, I am passionate about using the tools from the District Attorney's Office to help address the serious issues that arise in the context of victim's advocacy, restorative justice, and improving the quality of life for San Francisco residents.

The goal of the Neighborhood Prosecutor is to increase **communication, collaboration** and **cohesion** between the District Attorney's Office, and

1) The communities we serve (residential and business);

2) Our criminal justice partners; and

3) The public and non-profit organizations in our communities.

We achieve this goal by supporting our assigned police stations and through community engagement.

Support Southern Police Station: As your Neighborhood Prosecutor, I support Captain Roualdes and his team of dedicated police officers. I work with the officers to help address chronic offenders and quality of life issues. I am a resource for the station's investigations team and serve as a liaison to the District Attorney's Office. On occasion, I also personally handle cases requiring special attention, in light of their impact on the neighborhood.

Community Engagement: Enforcement alone is not enough to solve problems in the community. As your Neighborhood Prosecutor, I hope to work closely with Southern station to help develop community driven programs and solutions, and collaborate with our other city partners to further safety and community cohesion.

If there is a community event or meeting you would like me to attend, please feel free to contact me at Marisa.Rodriguez@sfgov.org. I am eager to learn about the great work the community is already doing. I look forward to meeting you and working together to continue making the Southern District a safe and healthy community for all of its residents, business owners, community members and visitors to enjoy.

Best regards,

Marisa Rodriguez

ReportIt

Citizen Property Inventory System

Powered by LeadsOnline

Register your property at reportit.leadsonline.com

Safe. Secure. Free.

Knowing what you own – the difference between recovering and not recovering stolen property.

General Public

Keep a secure, online record of valuable property, accessible from anywhere. All for free.

Law Enforcement

Help law enforcement recover stolen property faster than before.

Corporate Accounts

Inventory tools, equipment, supplies, etc. Call 1-800-311-2656 for more about corporate accounts.

ReportIt is not a law enforcement function and does not automatically search for property that may have been lost or stolen. Please report any criminal activity to law enforcement immediately.

San Francisco Police
Activities League Law
Enforcement Cadets

2015-2016

Summer Cadet Academy & Internship

Exciting career and leadership program includes:

- **Summer Cadet Academy:**
  - 4-week intensive law enforcement training at the SF Police Academy
  - June 22 - July 17, 2015: M-F, 9am-3pm
- **SFPD Internships (Year-Round):**
  - Graduates awarded internships at SFPD stations/bureaus

What is the PAL Cadet Program?

Since 1959, hundreds of San Francisco youth have developed new leadership and career skills as a San Francisco PAL Law Enforcement Cadet. The program provides an insight into law enforcement and public service careers.

PAL Law Enforcement Cadets engage in activities centered on the five emphasis areas of the Learning for Life program: career and job skills development, leadership experience, life skills learning, character education and community service.

Following successful completion of the PAL Summer Cadet Academy, graduates will be placed in a year-long internship position at an SFPD station or bureau. Additionally, PAL Cadets meet weekly for training and community service activities such as: education in proper police procedures and techniques, participate in police ride-alongs and assist in charitable and civic events alongside SFPD.

Minimum qualifications: Youth must be between age 14-20, reside or attend school in San Francisco, be enrolled in high school or college, have and maintain a 2.0 GPA and pass a SFPD criminal history background check.

Want to learn more?

Attend an Information Session (parents encouraged to attend):

Wed. March 11th 6:00pm-7:00pm or **Sat. March 14th 10:30am-11:30am at 350 Amber Dr. SF**

Applications due by 5:00 pm Friday, April 3rd 2015.

Complete application online at www.SFPAL.org/Cadets

Cadets@SFPAL.org 415*401*4666

Auxiliary

Law

Enforcement

Response

Team

Are you someone who is interested in disaster preparedness and wants to help out your community while working hand in hand with law enforcement? Then the ALERT program is for you!

SAN FRANCISCO POLICE DEPARTMENT

Auxiliary Law Enforcement Response Team (ALERT)

ALERT Training Instructor Officer Roly Canales with K-9 partner Pyro

Mark Hernandez
ALERT Program Coordinator
San Francisco Police Department
Training Division
350 Amber Drive
San Francisco, Ca 94131
(415)-401-4615
sfpdalert@sfgov.org
www.SanFranciscoPolice.org/alert

What is the ALERT Program?

The San Francisco Police Department has developed a volunteer citizen disaster preparedness program. The Auxiliary Law Enforcement Response Team (ALERT) is modeled after and works in partnership with the San Francisco Fire Department's Neighborhood Emergency Response Team (NERT). The ALERT program will train members of the public to assist law enforcement in essential tasks after a major disaster. Such tasks may include: traffic control, foot patrol of business and residential areas, and reporting criminal activity. Volunteers must be at least 16 years of age and live, work, or attend high school in San Francisco.

Three steps to becoming an ALERT volunteer:

1. Complete NERT training and receive certification. To register for NERT training courses please visit www.sfgov.org/sfnert
2. Once NERT certified, forward a copy of your NERT ID card to the ALERT program. sfpdalert@sfgov.org
3. After clearing a basic background check the individual is eligible to register for ALERT training.

Important Dates:

To view upcoming dates of training classes, training drills, and informational meetings, please visit our webpage, at **www.sanfranciscopolice.org/alert**

Like us on facebook:

www.facebook.com/SFPDALERT

becitysmart

Before leaving your vehicle:

Lock any items, bags, or packages in your trunk before reaching your destination.

Remove, or hide from sight, small items of value:

(Phone, charging cords, camera, GPS, money, etc.)

The best way to prevent a break - in is to leave your vehicle looking empty.

Always lock your vehicle, close windows and sunroof.

Do not hide spare keys in your vehicle, always take your garage opener with you.

NON-EMERGENCY INFORMATION

For non-emergency police:
415-553-0123

ONLINE REPORTING

Citizens can access the service via the SFPD website at:
www.sf-police.org

Select the Online Reporting Icon.

Citizens can make reports for Harassing Telephone Calls, Auto Burglary, Graffiti, Vandalism, Lost Property and Theft.

Additional types of reports may be added to the system.

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www.sf-police.org

SAFE

www.sfsafe.org
415 553 1984

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SFPD Anonymous Tip Line	575-4444
SF Customer Service Center	311
Southern Station	553-1373
Southern Station Anonymous Tip Line	*552-4901*
Web (For Crime Stats, Internet reports, etc.)	www.sfgov.org/police
Southern Station email	sfpd.southern.station@sfgov.org
Southern Station Twitter	@SFPDSouthern
Captain William Roualdes	william.roualdes@sfgov.org
Lieutenant Pera (Station Investigations)	Arran.Pera@sfgov.org
Day Watch Platoon Commander *Lieutenant Santos*	553-1373
Swing Watch Platoon Commander *Lieutenant Limbert*	553-1373 charles.limbert@sfgov.org
Market Street Foot Beats *Lieutenant Heidohrn* *Sergeant Oliver* *Sergeant Liberta*	553-1373 scott.heidohrn@sfgov.org brian.oliver@sfgov.org, ronald.liberta@sfgov.org
Southern Plainclothes Unit *Sergeant Nocetti*	553-1373 darren.nocetti@sfgov.org
Graffiti Abatement	278-9454
Graffiti Fax	278-9456
Southern Station Events *Sergeant McDonald*	553-9191 Dion.McDonnell@sfgov.org
Southern Station Permits / Code Abatement *Officer McGoldrick*	553-9192 Ronald.A.McGoldrick@sfgov.org
Southern Station- District Attorney *Marisa Rodriguez*	553-1252 Marisa.Rodriguez@sfgov.org
Deputy City Attorney – Southern District *Jennifer Choi*	554-3887 jennifer.choi@sfgov.org
DPW	695-2020 Dispatch (24hrs)
Dept. Parking & Traffic	553-1943
Quality of Life Liaison/Homeless Outreach *Officer Moilanen* *Officer Reyes* *Officer Toney*	553-1373
DPH Air, Sound and Radiation Program	415/252-3800 (Noise Control Officer) 415/252-3911
Entertainment Commission	415-554-6678 www.sfgov.org/entertainment
SF SAFE *Allison Burke*	553-1984 www.sfsafe.org
SF Homeless Outreach Team (24 hour dispatch)	***734-4233***

A Message from SF SAFE:

Watch streets become communities, and neighbors become friends. Watch crime go down, as security goes up. Watch police become partners as you join with them in making your neighborhood a better place to live.

Start a Neighborhood Watch on your block and see all these things happen!
SF SAFE (Safety Awareness for Everyone) will give you the knowledge and tools to create a stronger, more cohesive and resilient community, and teach you how to be prepared and empowered at work, on the streets or sidewalks and in your home.

Contact SF SAFE at 415-553-1984 or learn more at www.sfsafe.org

A Message from Community Boards

Are you having difficulty with someone? A loud neighbor? Disrespectful roommate? Unresponsive landlord? Community Boards' **Neighborhood Mediation Program** can assist you with quality of life issues (noise, parking, pets, graffiti, maintenance, etc) or relationship conflicts (family members, roommates, landlords, neighbors, etc).

COMMUNITY BOARDS
Building Community Through Conflict Resolution

A mediation is a confidential and voluntary meeting where people discuss difficulties they are having with each other assisted by impartial third-parties, our mediators. Our mediators are trained to help people come up with workable and lasting solutions. They don't give advice or make judgments. The goal is to help everyone feel heard, understood and respected.

We offer our services in English, Spanish, Mandarin and Cantonese at low- to no-cost. No one is turned away for lack of funds. Contact Community Boards at (415) 920-3820 x100 or learn more at www.communityboards.org.

New Program from SF SAFE

www.safebikes.org

SF SAFE, in partnership with the San Francisco Police Department has launched a new program called SAFE Bikes. This is a no cost bicycle registry program administered by San Francisco SAFE. Anyone can register their bicycle by going to www.safebikes.org and clicking on the registration icon. SAFE in collaboration with the San Francisco Bicycle Coalition, and several local businesses are undertaking a citywide educational campaign to teach people how to protect themselves against bike theft/burglary by recommending locking strategies and suggesting theft prevention tips.

The registration portion of SAFE Bikes is just beginning and can be a useful tool down the road if people register their bicycle. A Police Officer will be able to identify a registered bicycle on the street by the metallic sticker specifically made for this bicycle registration program. Each person receives a sticker when they register their bicycle. I encourage everyone to go to www.safebikes.org and utilize this free service offered.

Follow us on Twitter: @SFPDSouthern

CHP officer injured in patrol car fire near Treasure Island

By Jana Katsuyama, Reporter CONNECT

TREASURE ISLAND, Calif. (KTVU and wires) -- A California Highway Patrol officer was injured after a CHP patrol car caught fire and exploded Monday night on a Treasure Island off-ramp, a CHP spokesman said.

The vehicle fire forced officials to close the eastbound exit from the Bay Bridge onto Treasure Island.

CHP officials say they don't know what caused the CHP vehicle to catch on fire.

A spokesman says the officer had been traveling east on the Bay Bridge out of San Francisco shortly before 7:30 p.m. when he noticed smoke inside the car by the trunk.

"He smelled some smoke coming from his vehicle. He pulled off at the treasure island exit, at which time his car became fully engulfed in flames," said San Francisco CHP Sgt. John Zatezalo.

Officials say the driver and a second CHP officer who responded to assist at the scene were standing behind a Caltrans truck when the back of the vehicle exploded.

"There was an explosion coming from the trunk. Some debris flew into the air and hit one of the officers in the arm and the back of his head," Sgt. Zatezalo told KTVU.

The second officer was taken to SF General Hospital with minor injuries and was expected to be released after observation.

The police lights and the flames from the car were bright enough to be seen from KTVU's San Francisco traffic camera.

Traffic on the bridge slowed where the exit to Treasure Island was closed until about 9 p.m.

The CHP says the vehicles normally do have a lot of equipment in the trunk.

"We normally have flares, electronic equipment, our modems, our radios. We have EMT kits, oxygen tanks, fire extinguishers. Sometimes the officers keep their duty bags inside the truck as well, but as far as ammunition is concerned, I don't believe there was any ammunition in there at this time," Sgt. Zatezalo told KTVU.

A CHP spokesman told KTVU the vehicle that caught on fire is one of their older vehicles, a Crown Victoria.

They say they are taking it in for a thorough examination to try and figure out what caused the fire and whether there might be a danger with other CHP vehicles.

The Gadsden Times

Job Corps graduates step toward new future

By Andy Powell
Times Staff Writer
Published: Friday, January 23, 2015 at 5:50 p.m.

Bobby Bogan, a newly minted graduate of the Gadsden Job Corps Center, said Friday he has a new future.

Michael Rodgers | The Gadsden Times
Detarian Davis hugs Social Development Director Norman Turner during the Gadsden Job Corps Center's graduation ceremony in Gadsden, Ala. on Jan. 23, 2015.

Bogan was one of about 40 Job Corps students who went through graduation at Gadsden State Community College's Valley Street Campus.

He completed the center's culinary arts program. In two weeks, he will start additional culinary training at Treasure Island in San Francisco, one of the top Job Corps programs in the country, and plans to become a head chef and eventually own a restaurant.

Bogan, who is from Birmingham, said he came to Gadsden without a high school diploma or training. He spent eight months in the program.

"Now that I have a trade, I can start my life and I can go further in my trade," Bogan said. "Because of this place, the Gadsden Job Corps, I have a new future."

Another graduate, Alexis Williams, said she studied Security I and while in the program, "turned herself around" with the help of friends and staff. She wants to go into corrections as a career.

Williams is from Philadelphia and said if she hadn't gone to Job Corps, she probably would still be on her mother's couch.

The school has two graduation ceremonies each year, and about 50 to 60 students usually graduate, said Harold Carpenter, business community liaison.

Students spend nine to 12 months in the program, he said, and typically will follow one of four paths: go into the military, get additional training, attend college or "make $10 a hour."

Gadsden City Council President Deverick Williams, the commencement speaker, told the graduates and their families that a "winner" had the traits of passion, vision, dedication and a devotion to service.

"Throw away the map that everyone else uses and draw your own," Williams said. "It's what you learn after school that will lead you to success. It's what you learn from your life experiences that will get you to that next level."

Gadsden Job Corps Center Director Lorraine Lane said after the ceremony that many of the graduates were the first high school graduates in their families. She said some, by finishing the program, were doing something that many people told them they couldn't do.

The center has an enrollment of 260 and offers training in culinary arts, nursing assistant, carpentry, office administration, security and protective services and human services advanced training.

"These are kids that were in high school but weren't successful, so they dropped out and no one picked them up," Lewis said.

She said the program is there to pick up the pieces for average students that have dropped out.

Lewis said the Gadsden center ranks eighth among 123 centers in the country in its success rate, which includes graduation rate, job placement and other criteria.

"The people that do this have a passion for it," she told the graduates in her comments.

Lewis said the graduation ceremony is the mark of their success.

"You are a graduate; you finished," she said. "Keep finishing things you start."

Job Corps is for students 16 to 24 who are economically disadvantaged and have a need for a high school diploma and vocational training as well as social skills training.

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Foodie Chap With Chef Roland Passot of 'La Folie'

Liam Mayclem & Chef Roland Passot (credit: Foodie Chap/Liam Mayclem)

KCBS radio "Foodie Chap" [1] and KPIX 5 television "Eye On The Bay" [2] host Liam Mayclem introduces us to the culinary stars behind the food and wine loved by so many in the Bay Area.

FOIE GRAS (duck or goose liver) is back on menus across California after a judge lifted the two year ban (2012).

Among the first restaurants to make foie gras a menu choice again was San Francisco's La Folie by French chef/owner Roland Passot. He also owns Left Bank in Larkspur, Menlo Park and San Jose, and LB Steak in Menlo Park and San Jose, CA.

Chef Roland Passot (credit: Foodie Chap/Liam Mayclem)

Chef Roland Passot began his culinary career at the tender age of fifteen in France's gastronomic capital of Lyon. Traditionally trained by some of the most famous chefs in France. Passot opened La Folie with his wife Jamie in March of 1988. Through his rigorous French training and several positions in the Midwest, Southwest and in San Francisco, Passot had developed his personal style of cooking, in which he showcases at La Folie. In April 2009 La Folie celebrated 21 years with the opening of La Folie Lounge, located next door to the restaurant.

In February 2014, Chef Passot had the honor of hosting French President Francois Hollande for lunch at a highly publicized meeting with the Silicon Valley C.E.O's.

La Folie has been awarded James Beard Best Chef, California, 2005, 2006 and 2007 and "Top Ten Restaurants in the SF Bay Area" Zagat Guide.

One of the first restaurants in the SF Bay Area to receive a coveted Michelin Star. He also won the 2012 KCBS Foodie Chap

Award For BEST COTTAGE PIE.. I was his sous chef for that memorable contest. The 1st prize trophy is proudly displayed at La Folie bar.

But back to foie gras – "Growing up in France it was part of my culture and we would enjoy it as a treat around CHRISTMAS or special occasions." Chef Roland told me.

In our discussion Chef talked about his menu options for non-foie gras eating patrons as well "we have a wide and varied vegetarian menu that we are proud of". Chef Roland has a twinkle in his eye as he talks with pride about his menu offerings for customers be they vegetarians or meat eaters: "We are here to serve. It's what we do" he said.

Chef has kindly shared his foie gras soup recipe and for those who choose to indulge. It is now being served at La Folie. Whether you are for or against the production and eating of foie gras please at least listen to Chef Roland's perspective. It will, I hope, inspire further investigation and discussion.

Meantime please look out for Chef Roland and an army of stellar French Chefs at the "Wine & Wishes" Gala for Make A Wish Foundation. It's on Saturday Feb 7th on Treasure Island. Details below.

Enjoy the candid chat with a great Chef and a dear friend.

Cheers!

KCBS Foodie Chap Podcast:

Chef Roland Passot's Foie Gras Soup (credit: Foodie Chap/Liam Mayclem)

Foie Gras Soup
Yields 6 servings

Ingredients:
½ pound of foie gras
2 cups of chicken/beef stock or consommé
¼ – ½ cup sauterne or white lillet

Instructions:
1. Dice the foie gras into 1 inch cubes and set aside
2. Bring the stock to a boil and turn off flame.
3. Add the foie gras to the stock and let it poach until soft and tender. Approximately 5-6 minutes
4. Add ¼- ½ cup of sauterne or white lillet
5. Season with pepper and salt (fleur de sel preferred) to taste
6. Place mixture in a blender and pulse to start, slowly blending until smooth
7. Strain with a fine chinoise
8. Serve directly into a cappuccino cup

Optional: Serve with slice of seared foie gras

Enjoy!

La Folie

2316 Polk Street
San Francisco, CA
94109

(415) 776-5577
www.lafolie.com [3]

Save to foursquare [4]

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EDUCATION

Treasure Island High School offers oasis of hope for disconnected youth

By Rhian Miller

VIEW SLIDESHOW 1 *of* 4

(http s/styles/x_large/public/201501 /Karla%40SFSU.jpg)

Rhian Miller

Listen
9:35

There's a lot of talk in education circles these days about changing to the

common core curriculum or changing from books to computers. But at Life Learning Academy High School, or LLA, Principal Teri DeLane is focused on making some more significant changes.

"We have a wonderful school that is a small school on Treasure Island that is actually changing kids lives," she says. "When you have 90% of the kids who are killed in San Francisco, killed because they dropped out of school, it is my job to make sure they stay in school."

Lamont Skinner and Karla Ceja found themselves at LLA after trying several other schools. Skinner had lost all hope of finishing high school.

"I'd cut classes. Teachers would see me cutting but they didn't care," he says.

But the Oakland teenager, who takes two public buses to get to the Academy, found a different experience out here on the Island.

"You can't do that around here," he says. "They gonna get on you about that."

Ceja, who rides a school van from San Francisco's Bayview to get to school, agrees.

"It's like no other school."

Life Learning Academy is a San Francisco Unified charter public high school. Funding for this specialized program is provided in equal parts: by the San Francisco Unified School District; The Department of Children, Youth and their Families; and private foundations and individual donations. San Francisco has 18 general education high schools that range in size from 170 to 2500 students. At LLA, the total enrollment stays around 60, and the student to teacher ratio is about six to one. The only way, says Principal Teri DeLane, that her kids will get the attention they need.

"We get kids that no one else wants and kids who are lost in the big school system," she says. "All of these kids here are what people consider at risk. It doesn't mean all of them have been in jail but about 50-60% have been arrested. 30% are on probation."

DeLane can relate to her students because of the tough times she went through growing up.

"I was using heroin from age 14," she says. "I spent a year locked up in Caliente youth prison in Nevada at 16. By the time I was 20, I overdosed for the third time."

DeLane got help from Delancey Street, the renowned San Francisco based self-help program for drug addicts and ex-offenders. While she was there, she went back to school and earned three degrees. Then 15 years ago, with the help of Delancey Street staff, she opened this school, and brought with her the program's strong commitment to non-violence.

"We don't have cops here. We don't have security here," she says. "We have kids that have given me their word to (practice) non-violence."

Skinner says it works.

"Yeah, she makes every student pledge to be non-violent, and it's crazy because there are people from different locations that don't like each other, but they still won't fight when they're in the school, or like even outside the

school."

Learning goes beyond the classroom

No fighting is just the beginning of the bigger goal of having everyone actually get along with each other. It's a goal reached every day around the lunch table. At Life Learning Academy, lunch is a big deal, cooked up from fresh ingredients by a resident chef, and her student interns. The entire school population -- staff and students -- sits together as a family every day.

"We all have to be a community," says Ceja. "We have to be there for each other, support each other. If one of us is feeling down, we're not gonna step on them. We're gonna help them get up make them feel better."

Another major focus for this school, job training, keeps Sean Lyons working full time setting up internships for students during the school year and landing them paid jobs during the summer.

"Ongoing paid employment is really our goal for every one of our graduates," he says. "We want to have every single graduating student, in their senior year, in ongoing paid work."

Life Learning Academy boasts an extraordinary success rate. Compared to the 80% California high school graduation rate, 99% of LLA students earn their diploma and 85% go on to earn a college degree.

It may take a while to get to the island, but from there many of the students go far.

Tags:
education (/term/education-0) Treasure Island (/term/treasure-island) life learning academy high school (/term/life-learning-academy-high-school)

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BAY BIKERS: THE BAY AREA'S BICYCLE BLOG

Richmond-San Rafael Bridge bike path plans moving forward

By Brian Coyne on January 31, 2015 6:49 PM

1

After not just years but decades of advocacy, advances, and frustrating near misses, bicycle and pedestrian access to the Richmond Bridge at last appears set to move forward. On February 11th, the Bay Area Toll Authority, the agency that manages the region's bridges, will meet to consider, and likely approve, a plan to add a third eastbound car lane to the bridge's lower level and a bike and pedestrian path to the upper level. After that, the only remaining layer of approval still needed will be from Caltrans, which nixed earlier proposals for bike paths but appears likely to give this project its blessing. Crucially, full funding for the $74 million project, a figure that includes the **roughly equal costs** for the bike path and the added car lane, has already been secured. Assuming these final approvals go as planned, the bike path could be open by early 2018.

Courtesy MTC

IMAGE 1 OF 12 | RICHMOND-SAN RAFAEL BRIDGE

Photo illustration of planned new bike lane and movable barrier across the 5.5-mile Richmond San Rafael Bridge.

The Richmond Bridge bike path is one of those rare infrastructure projects that will entirely reorder bicyclists' mental maps of the Bay Area. Riding from Richmond to San Rafael today would be an **86-mile, five county odyssey** around the north end of the Bay, a long detour made longer by the fact that CA 37, the direct route along the north shore, is unsafe and unpleasant for riding. Come 2018, the East Bay and Marin will instead be only 5.5 miles apart for bicyclists, opening up exciting new opportunities for both commuting and recreation. I've already got my inaugural ride on the new path planned: a 45-mile route that starts from San Francisco, goes across the Golden Gate Bridge to Marin, across the Richmond Bridge into the East Bay, and on to Treasure Island via the east span of the Bay Bridge, which by this summer will allow bicyclists to reach the island. While it will most likely be several more years before the west span of the Bay Bridge opens to bikes, the planned ferry between mainland San Francisco and Treasure Island may be up and running by 2018, allowing bicyclists to complete the loop back to downtown San Francisco on a ten-minute ferry ride. Especially once the west span of the Bay Bridge finally opens to bikes, you can expect a "Three Bridge Bike Loop" to feature in every guidebook and any bike-loving visitor's tour of the area. On the East Bay side, the bike path will also allow safe access to the isolated and beautiful San Pablo Peninsula, the section of Richmond that juts out deep into the Bay from north of Point Richmond and holds recently reopened **Point Molate Beach Park** and gorgeous views out over the water in all directions. Both the bridge path and the route through the San Pablo Peninsula

Bike commuters are also expected to use the new pathway. Renee Rivera, the advocacy director of **Bike East Bay** and the organization's point person on the project, said in a recent conversation that a number of major employers in Richmond, including Chevron and SunPower, have been strong supporters of the project because many of their employees live in San Rafael and elsewhere in Marin and are eager to commute by bike. For people commuting between Marin and elsewhere in the East Bay, the 11-mile ride between downtown San Rafael and Richmond BART will put combined bike and transit commutes within easy reach.

Rivera emphasized the remarkable consensus in support of the bike path among all the public agencies and constituencies involved. The car congestion, and resultant push for more car capacity, has been most pronounced in the eastbound direction, and Rivera said that it was recognized from the start that a balanced project would be one that added both car capacity and access for people walking and biking. While a few commentators have **fretted** about the possibility that the bike access project would delay the opening of the added car lane, the car lane project is actually far more complicated and challenging due to the need to reconstruct retaining walls on the Richmond side. Rivera said the consensus among policymakers is that if anything the car lane project will end up delaying the bike path and not the other way around.

Assuming that it does give final approval to the project, Caltrans deserves significant praise for being a partner rather than an obstacle. Caltrans has recently declared that it is turning over a new leaf and would start taking the "Transportation" part of its name and **mission** to mean more than just "cars." This change came after Governor Jerry Brown commissioned an independent review of Caltrans and the **report**, issued in early 2014, **ripped the agency** as regressive and hidebound, in large part for its failure to plan adequately for biking, walking, and transit. Rivera says that in her experience Caltrans's attitude has genuinely changed since then. By formally approving the Richmond Bridge bike path, Caltrans can show definitively that its new way of doing business is more than just talk, and hopefully the agency will also bring this supportive attitude to other discussions about retrofitting Bay Area infrastructure for a multi-modal era. As anyone who follows Bay Area bike infrastructure projects knows, no major plans, and especially no estimated completion dates, are certain until you've got the asphalt under your tires, but on the Richmond Bridge, the signs are, at last, pointing in the right direction.

Categories: Uncategorized

The Examiner

News » Other News

February 04, 2015

Lennar successfully delays payment toward SF public-housing rebuild

By Chris Roberts @Cbloggy

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MIKE KOOZMIN/2014 S.F. EXAMINER FILE PHOTO

The Hunters Point Naval Shipyard is one of the projects under Lennar's control.

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By Chris Roberts

SF pushes forward with rebuilding of Alice Griffith housing development
By Jonah Owen Lamb

The company responsible for three of San Francisco's largest redevelopment zones will have more time to deliver on millions of dollars intended for projects to benefit the community, according to documents obtained from The City.

Lennar Corp., the Miami company whose Lennar Urban is in charge of redevelopments at the Hunters Point Naval Shipyard, Candlestick Park and Treasure Island, struck a deal in 2010 to pay nearly $25 million to rebuild the Alice Griffith housing projects in exchange for the right to redevelop the shipyard and the area around Candlestick. The projects would see thousands of new homes built in those neighborhoods. The $25 million is part of a package of community benefits promised by Lennar in exchange for the development rights.

The company attempted to defer payment of the entire sum until "sometime later," but a November letter from a Lennar executive shows that Lennar successfully persuaded The City to allow it to pay $15 million later this month and the remaining $9.8 million in 2016.

Among the negotiated community benefits, which include an African market, Lennar agreed in 2010 to held pay to rebuild the dilapidated Alice Griffith projects near Candlestick, the 49ers' former home stadium that is scheduled to be demolished this year. At the time, the payment was $15 million. That broke down to $90,000 per federally subsidized public housing unit and $70,000 per new city subsidized below-market-rate unit.

Since then, cost overruns caused the bill to balloon to $24.9 million. That payment was originally due last month.

The money would go to The City's Office of Community Investment and Infrastructure before being paid to housing developer McCormack Baron Salazar and subsidiary DoubleRock Ventures, which plan to demolish low-rise public housing and replace it with mixed-income townhomes.

Lennar asked Mayor Ed Lee and other top city officials to allow the payment to be deferred until "needed" by construction, according to a Nov. 10 memo from Community Investment Office Director Tiffany Bohee that was obtained by The San Francisco Examiner.

Lennar claimed to have the money on hand, but preferred to save it to "benefit market rate

housing and commercial projects at the Shipyard and Candlestick Point," Bohee wrote.

Such a move would have put a time-sensitive $30.5 million planning grant from the federal Department of Housing and Urban Development at risk.

In a "compromise," according to the memo, The City allowed Lennar to pay $15 million this month and the rest in 2016, once the rebuild of Alice Griffith is complete.

City officials would not provide comment on the deal.

In a November letter, Lennar Urban President Kofi Bonner praised the wisdom of delaying the payment.

"Making payments that will sit fallow in a bank account for considerable periods before they are needed ... is an unnecessary financial burden on us and on the Project that diverts resources that could be productively used for other Project development," Bonner wrote.

Lennar reported over $2.5 billion in earnings in 2014, according to MarketWatch.

Condos at The Shipyard SF at the Hunters Point site started selling last year. They range from $400,000 to $700,000, which is a relative bargain in a city where the median home price in 2014 was $1 million, but out of reach for many in the neighborhood, which has San Francisco's highest unemployment rate.

Despite making payments to local nonprofits and other community efforts, Lennar has long been criticized for failing to fully deliver on deals cut in return for the rights to build thousands of new homes in San Francisco's southeastern neighborhoods.

In 2006, Lennar slashed in half the number of rental units to be built at The Shipyard. Two years later, the company agreed to pay $500,000 for failing to properly stop asbestos-laden toxic dust from falling on the neighborhood after it was kicked up by construction.

Most recently, the company agreed to scrap plans to implode Candlestick Park over similar dust fears. The stadium will instead be demolished section by section. That work was scheduled to begin before the end of January.

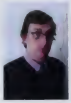
In a statement e-mailed to The Examiner, Bonner noted that "the cash is not needed" immediately and "would have [been] used to accelerate the construction" of badly needed market-rate housing at The Shipyard.

At least one activist said the delay is another example of the developer backing out on a deal.

"They have reserves, they have record profits. We have an affordable housing crisis," said John Eller, an organizer with the Alliance of Californians for Community Empowerment. "Lennar should meet their obligations."

More Other News »

Tags: Other News, Bayview Hunters Point, Hunters Point Shipyard, The Shipyard SF, Hunters Point Naval Shipyard, Lennar Corp., Kofi Bonner, Alice Griffith



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Bio:
Chris Roberts has worked as a reporter in San Francisco since 2008, with an emphasis on city governance and politics, The City's neighborhoods, race, poverty and the drug war.

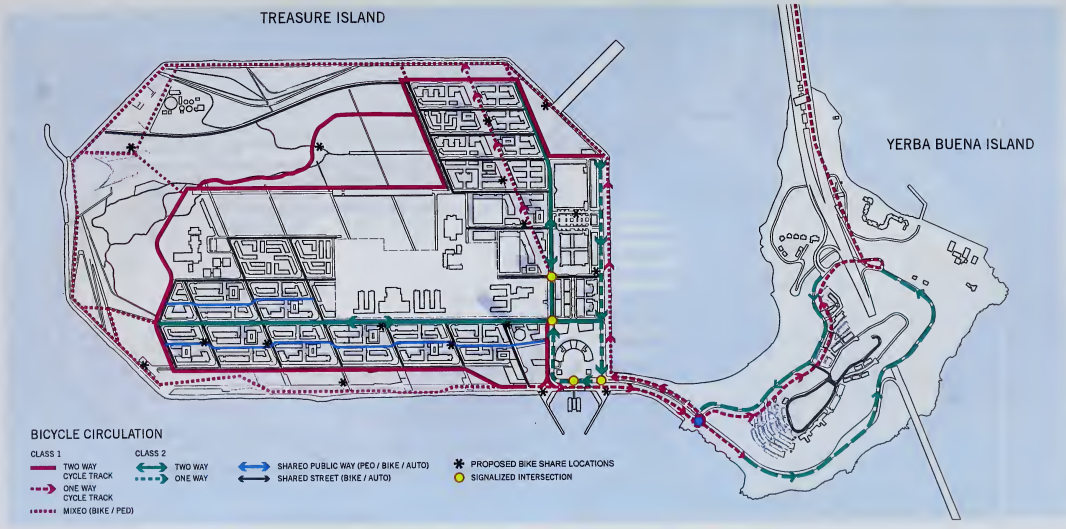
TREASURE ISLAND
& YERBA BUENA ISLAND
STREETSCAPE MASTER PLAN

FINAL FOR APPROVAL FEBRUARY 2, 2015

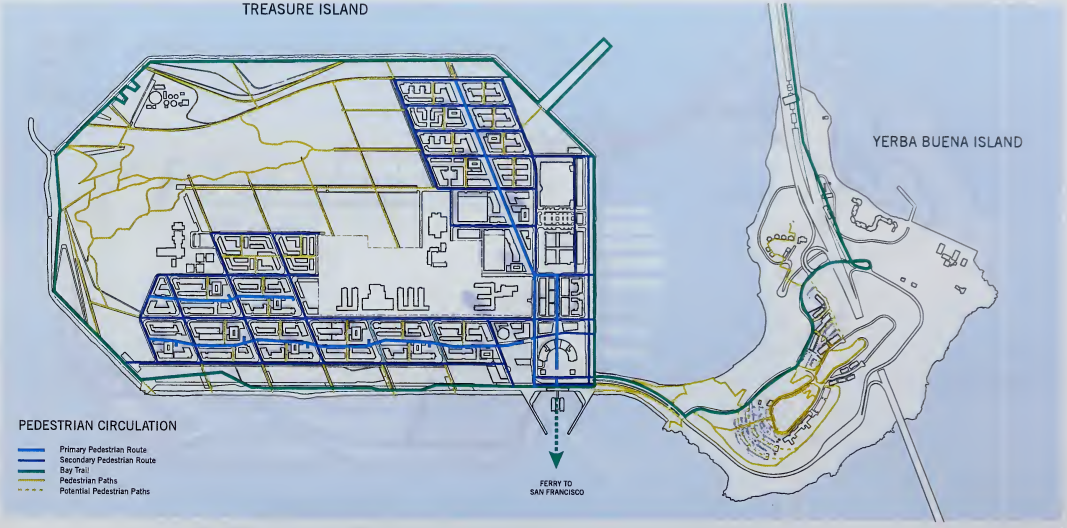
STREETSCAPE MASTER PLAN – CITY COORDINATION

Kick Off	July, 2014
Streets Interagency Technical Group Weekly	Mid July, 2014 - Today
Pedestrian Safety Advisory Committee Review	September 9, 2014
TIDA Board Review 1	September 10, 2014
TIDA CAB Review 1	October 7, 2014
Job Corps Coordination Meeting	October 8, 2014
PUC Lighting Meeting	October 17, 2014
Arts Commission Civic Design Review	October 20, 2014
Planning Department Meeting	July 31, 2014
TIDA Board Review 2	November 19, 2014
TIDA CAB Review 2	December 2, 2014
TIDA Board Review 3	December 10, 2014
Arts Commission Civic Design Review	December 15, 2014
TIDA CAB Review 3	January 6, 2015
TIDA Board Review 4	January 14, 2015
Arts Commission CDR – Approval Sought	January 19, 2015
TIDA Board ITC Sub-Committee Approval Sought	January 27, 2015
TIDA CAB – Approval Sought	February 3, 2015
Final Master Plan Submitted to TIDA Board	February 3, 2014
TIDA Board Review 5- Streetscape MP Approval Sought	February 10, 2014

BICYCLE NETWORK

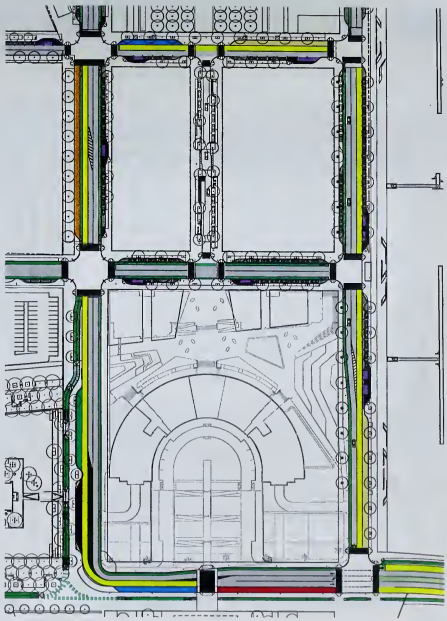


PEDESTRIAN NETWORK



INTERMODAL TRANSIT HUB

- INTERMODAL SHARED BUS LANE
- BUS STOP / DROP OFF
- BUS LAYOVER
- BUS STOP / PICK UP
- SHUTTLE STOP
- POTENTIAL TOUR BUS LOADING
- TRAVEL LANE
- PARKING / LOADING
- UNIVERSAL LOADING/ ACCESSIBLE PARKING
- KISS & RIDE
- BIKE LANE



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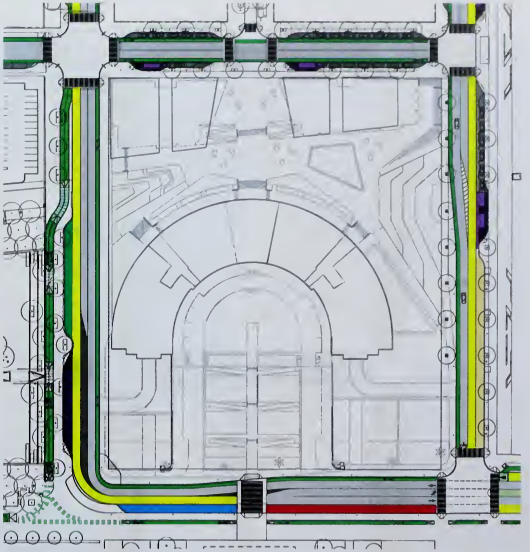
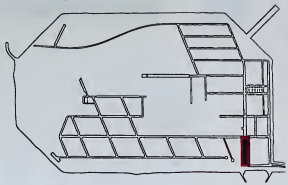
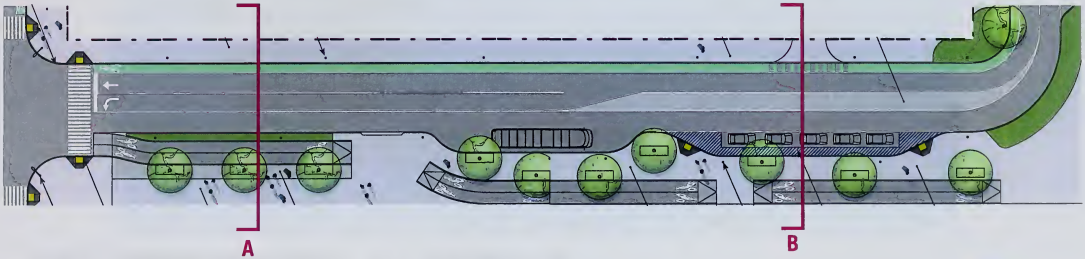
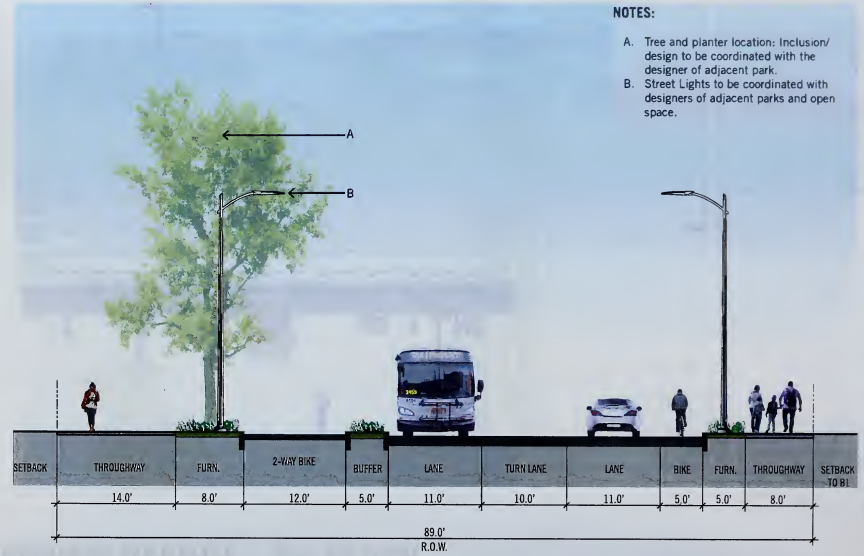


CALIFORNIA AVENUE - B1 BLOCK

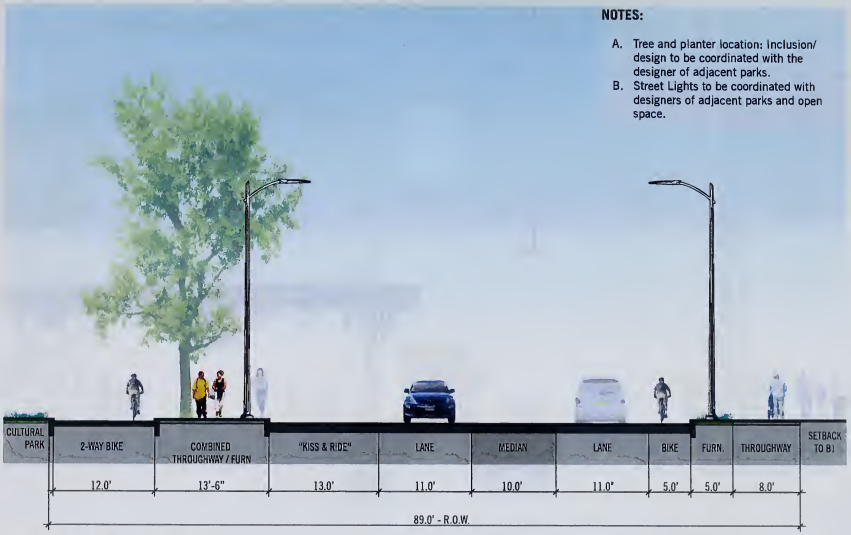




CALIFORNIA AVENUE - B1 BLOCK - A



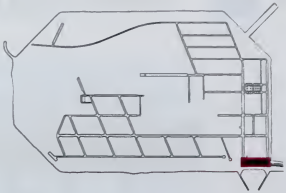
CALIFORNIA AVENUE - B1 BLOCK - B

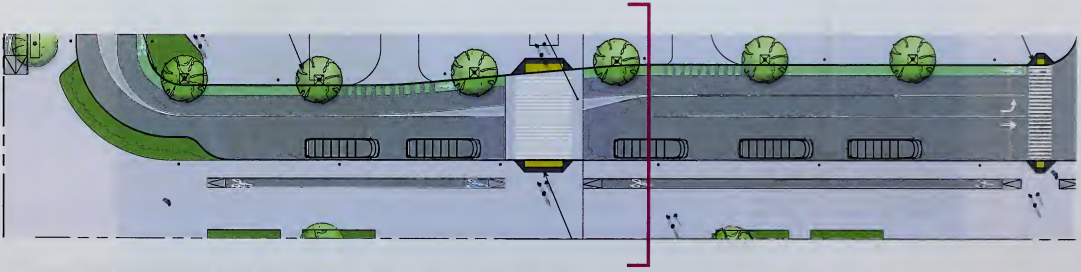


CALIFORNIA AVENUE, B1, WEST

PALM DRIVE


BIKE
BUS LOADING
BUS STOP
LANE
LANE
BIKE
BUILDING / PLAZA
5.6'
10.0'
12.0'
11.0'
11.0'
5.0'





PALM DRIVE


SETBACK TO FERRY TERMINAL
BIKE
BUS LOADING
BUS STOP
LANE
LANE
BIKE
BUILDING 1 PLAZA
5.0'
10.0'
12.0'
11.0'
11.0'
5.0'
R.O.W. VARIES

PALM DRIVE - TRANSIT SHELTERS

LOCATION CRITERIA

- Locate in the designated zone between westernmost drive lane and the cycle-track on Palm Drive.
- Placement shall not obstruct pedestrians. A minimum of four feet (4') of pedestrian clearance (free of all obstacles for a clear path of travel, unobstructed pedestrian walkway) shall be maintained at all times
- The shelter shall not intrude on pedestrian "clear zones" at street corners.
- Set back a minimum of five (5') from any fire hydrant, driveway, curb ramp, or blue zone parking space.
- Ensure shelter is set back a minimum of five (5') feet from the edge of crosswalk and minimum of 18" from the face of curb
- Locate to preserve optimal views to historic Building 1.
- Placed at front zone and in a location that maximizes passenger flow.

DESIGN CRITERIA

- Provide shelter from climatic conditions
- Incorporate seating elements
- Include map/route information (per TIMMA, SFMTA, and AC Transit)
- Are universally accessible
- Include lighting and City standard security features
- Include Real-Time information monitors
- Correspond to the architectural design of the Ferry Shelter Structure
- Are composed of transparent elements to allow views to historic Building 1

CONCEPTUAL DESIGN FOR FERRY TERMINAL TRANSIT SHELTERS - AECOM, DE+

ISLAND WIDE SHUTTLE SHELTERS

DESIGN CRITERIA

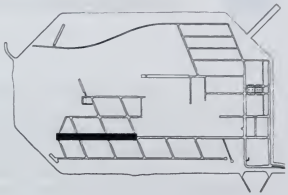
- Provide shelter from climatic conditions
- Incorporate seating elements
- Include map/route information (per TIMMA)
- Are universally accessible
- Include lighting and standard security features
- Include Real-Time information monitors

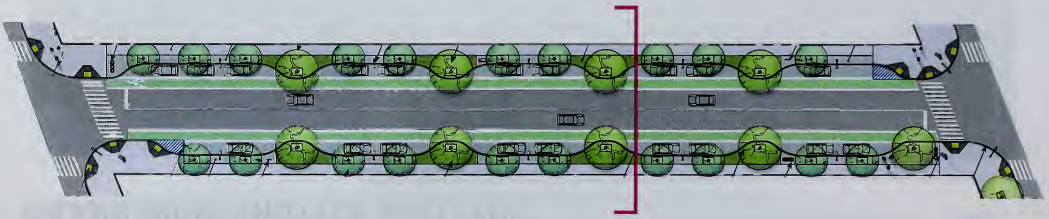
LOCATION CRITERIA

- Located in a bulb-out or furnishing zone.
- Do not impede into the ADA standards/ pedestrian throughway zone.
- Maintain required setbacks per City code from the curb.
- Placed at front zone and in a location that maximizes passenger flow.

AVENUE C


SETBACK
THROUGHWAY
FLEX
PARKING
BIKE
LANE
LANE
BIKE
PARKING
FLEX
THROUGHWAY
SETBACK
6.0'
5.0'
8.0'
5.0'
12.0'
12.0'
5.0'
8.0'
5.0'
6.0'
1.0' PAINTED BUFFER ON EACH SIDE
1.0' PAINTED BUFFER ON EACH SIDE
72.0'
R.O.W.





AVENUE C

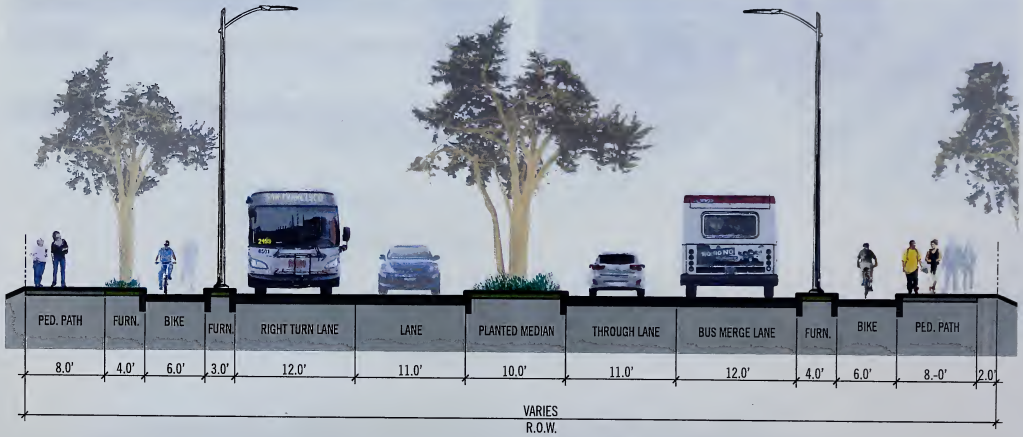

SETBACK
THROUGHWAY
FURN.
PARKING
BIKE
LANE
LANE
BIKE
PARKING
FURN.
THROUGHWAY
SETBACK
6.0'
5.0'
8.0'
5.0'
12.0'
12.0'
5.0'
8.0'
5.0'
6.0'
1.0' PAINTED BUFFER ON EACH SIDE
1.0' PAINTED BUFFER ON EACH SIDE
72.0'
R.O.W.


1. PLANTED MEDIAN
2. CYPRESS GROVE
3. BAY TRAIL (BIKE/PED PATHS)
4. STORMWATER GARDENS
5. BEACH ACCESS (6' PATH UNIVERSAL ACCESS)
5. CLIPPER COVE BEACH
6. PUBLIC PARKING (11 SP.)
7. HISTORIC BLDG. 10
8. PUBLIC RESTROOM
9. LAWN
10. BEACH ACCESS STAIR AND SMALL BOAT RAMP
11. BLUFF OVERLOOK AND PATH
0' 50' 100' 200'
A
A

TREASURE ISLAND ROAD @ CLIPPER COVE AVE.

TREASURE ISLAND ROAD @ MACALLA ROAD

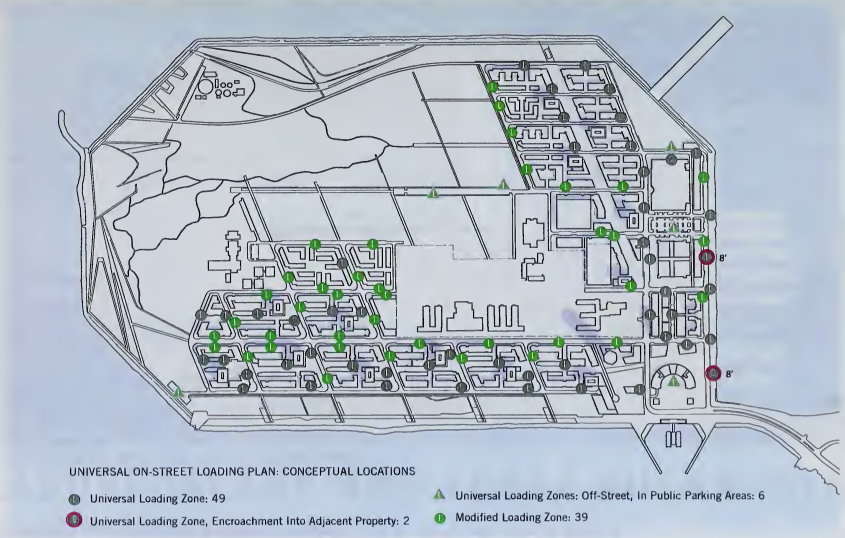
TREASURE ISLAND ROAD CAUSEWAY



TREASURE ISLAND ROAD - VIADUCT

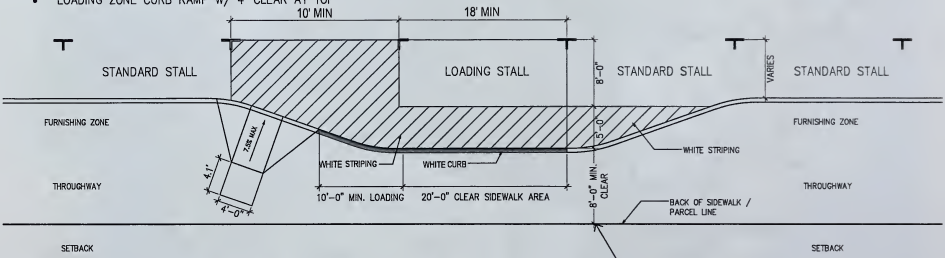
MACALLA ROAD

UNIVERSAL PASSENGER LOADING ZONES



UNIVERSAL PASSENGER LOADING ZONE LAYOUT

- GENERALLY LOCATED AT MIDDLE OF BLOCK FACE, LOCATION VARIES
- 8' X 20' LOADING STALL
- 5' X 20' CLEAR ZONE BETWEEN STALL AND CURB
- 8' X 20' CLEAR ZONE AT SIDEWALK, CAN BE ACCOMMODATED IN ADJACENT PARCEL
- LOADING ZONE CURB RAMP W/ 4' CLEAR AT TOP



IF 8'-0" WIDTH IS NOT AVAILABLE IN ADJACENT THROUGHWAY, A "MODIFIED LOADING ZONE" IS TO BE PROVIDED. "MODIFIED LOADING ZONES" WILL NOT INCLUDE THE 5' STRIPED AREA ADJACENT TO THE LOADING STALL. REFER TO LOADING PLAN FOR ACTUAL LOCATIONS.

TREASURE ISLAND AND YERBA BUENA ISLAND

Treasure Island Development Authority Board
Island Core Presentation - Parks Review Meeting 2

February 10, 2015

MAJOR PHASE 1 SCHEDULE

- **1.6.15: TI/YBI CAB Parks Review** - Cityside Park, Eastside Commons, Hilltop Park, Cultural Park
- **1.12.15: Arts Commission Review** - Ferry Shelter and Plaza
- **1.14.15: TIDA Board Parks Review** - Cityside Park, Eastside Commons, Hilltop Park, Cultural Park
- **1.27.15: TIDA ITC Review 1-** Island Core
- **1.30.15: TIDA Major Phase 1 Draft Pre-Submission Review**
- **2.3.15: TI/YBI CAB Parks Review** - Island Core
- **2.10.15: TIDA Board Review - Island Core:**

  Ferry Plaza + Shelter, Bldg 1 Plaza, Marina Plaza, Retail Street, Bldg 2+3 Plazas, Clipper Cove
- **2.24.15: TIDA ITC Review 2 -** Feedback on Island Core, Presentation on Non-Open Space Topics

  3.3.15: TI/YBI CAB Review - Non-Open Space Topics(Infratructure, etc.)
- **3.11.15: TIDA Board Review - Non-Open Space Topics(Infratructure, etc.), Comments on MP1 App.**
- **3.24.15: TIDA ITC Review 3** - MP1 Application Endorsement
- **4.7.15: TI/YBI CAB Review** - MP1 Application Approval
- **4.8.15: TIDA Board Review - MP1 Application Approval**

TREASURE ISLAND | TIDA Board Parks Meeting 2 | FEBRUARY 10, 2015 | REVIEW AREAS FOR THIS MEETING

NORTH

CLIPPER COVE PROMENADE - AECOM

BUILDING 3 LANDSCAPE - CMG

BUILDING 2 LANDSCAPE- CMG

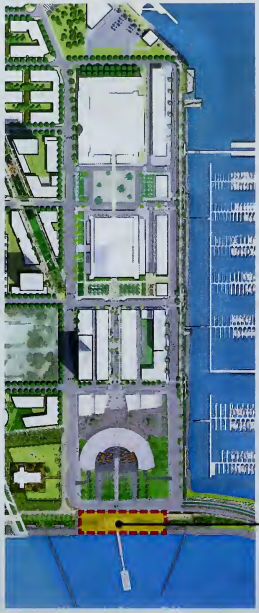
RETAIL MAIN STREET - CMG

MARINA PLAZA - ACLA

BUILDING 1 PLAZA - ACLA

FERRY PLAZA + SHELTER - AECOM, DE+

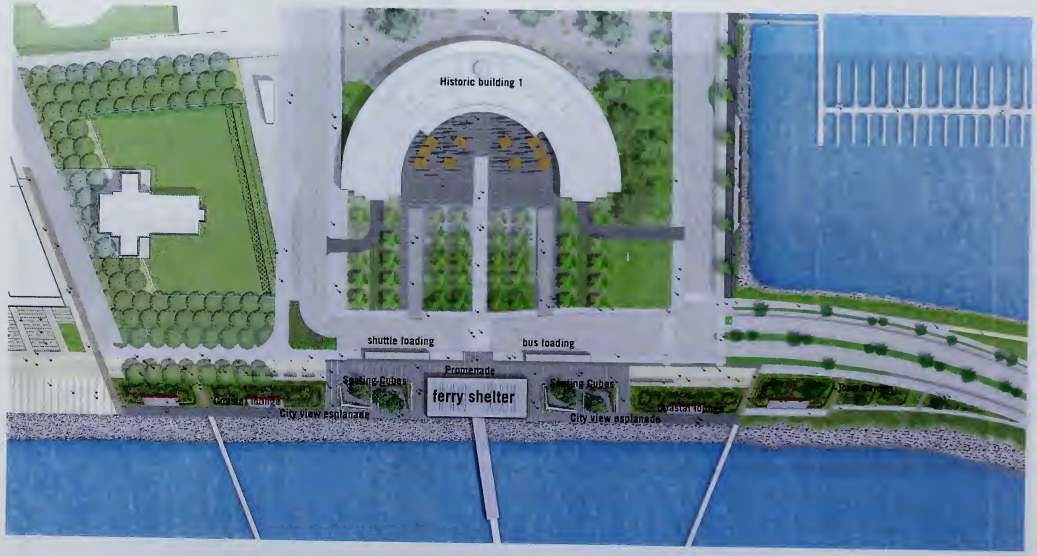
NORTH

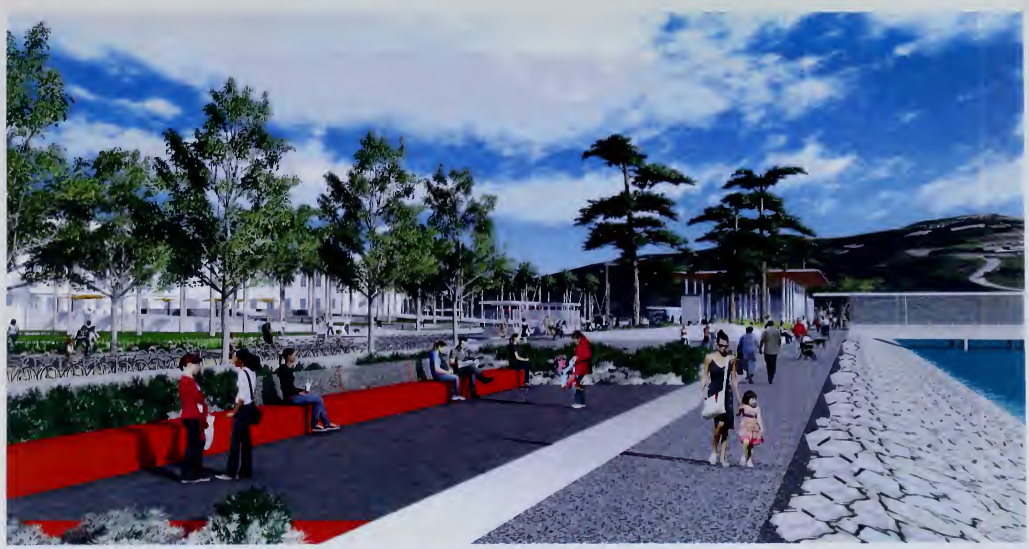


FERRY PLAZA - AECOM

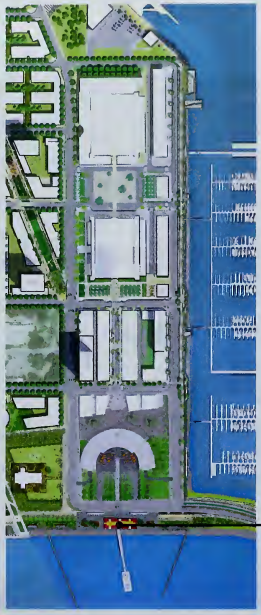
NORTH


TREASURE ISLAND

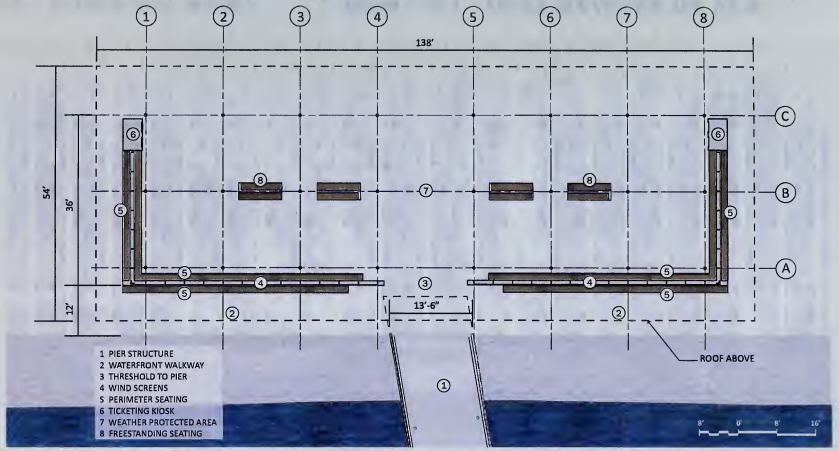

Historic building 1
shuttle loading
bus loading
Promenade
Seating Cubes
ferry shelter
Seating Cubes
City view esplanade
City view esplanade

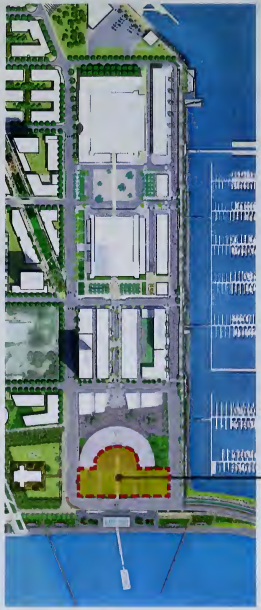



TREASURE ISLAND



FERRY SHELTER - AECOM, DE+


1
2
3
4
5
6
7
8
138'
C
B
A
54'
36'
12'
13'-6"
ROOF ABOVE
1 PIER STRUCTURE
2 WATERFRONT WALKWAY
3 THRESHOLD TO PIER
4 WIND SCREENS
5 PERIMETER SEATING
6 TICKETING KIOSK
7 WEATHER PROTECTED AREA
8 FREESTANDING SEATING
8'
0'
8'
16'

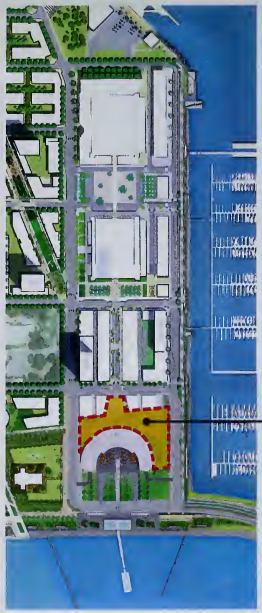


BUILDING 1 PLAZA - ACLA

NORTH

LEGEND

1. HISTORY GARDEN
2. GARAGE ACCESS DRIVEWAY
3. ADA-ACCESSIBLE RAMP
4. VEHICULAR ACCESS AND PARKING
5. STORMWATER TREATMENT AREA
6. LAWN TERRACE
7. DECOMPOSED GRANITE TERRACE
8. PEDESTRIAN PATH
9. WATER FEATURE
10. UPPER PLAZA
11. CROSSWALK
12. STORMWATER RUNNEL
13. SITE WALL
14. (E) LANDSCAPE WALL TO REMAIN
15. PALM GROVE
16. (E) PALMS TO REMAIN AT AVE. OF THE PALMS
17. HISTORY GARDEN
18. PALM GARDEN
19. EXTERIOR CHILDCARE AREA
20. TERRACED LAWN SEATING
21. POTENTIAL PERFORMANCE SPACE
22. LOWER MARINA PLAZA
23. UPPER MARINA PLAZA
24. CAFE SEATING
25. SUNKEN DECOMPOSED GRANITE AREA
26. TERRACED GARDEN



MARINA PLAZA - ACLA

NORTH

LEGEND

1. HISTORY GARDEN
2. GARAGE ACCESS DRIVEWAY
3. ADA-ACCESSIBLE RAMP
4. VEHICULAR ACCESS AND PARKING
5. STORMWATER TREATMENT AREA
6. LAWN TERRACE
7. DECOMPOSED GRANITE TERRACE
8. PEDESTRIAN PATH
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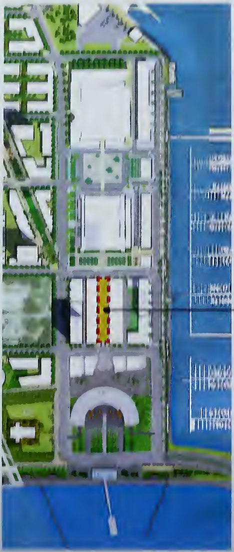
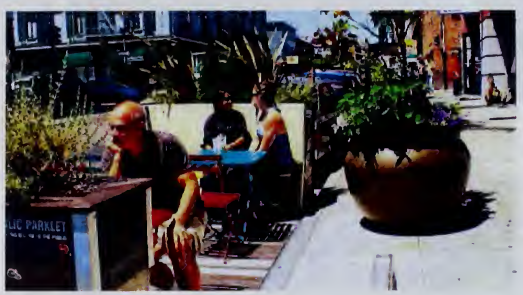
26. TERRACED GARDEN

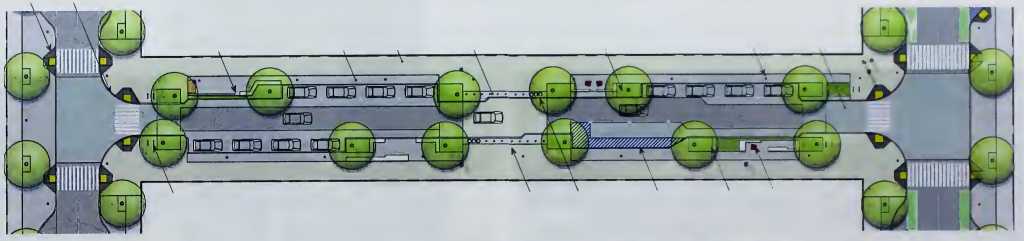


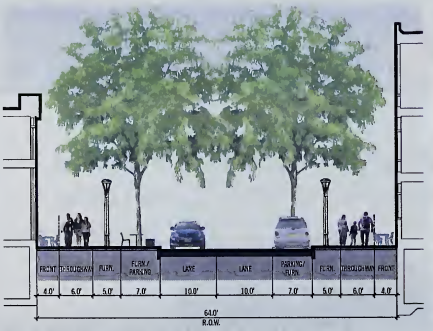
RETAIL MAIN STREET - CMG

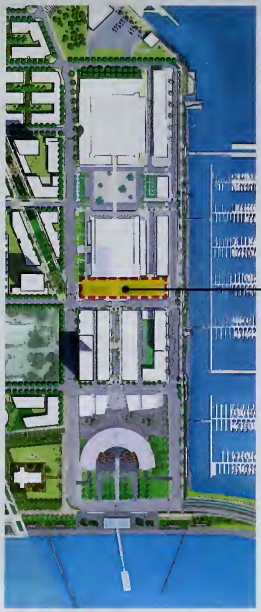
RETAIL MAIN STREET

- CENTER OF URBAN ACTIVITY
- VIBRANT, SOCIAL STREET
- BUSTLING RETAIL ACTIVITY, SPECIAL EVENTS
- FLEXIBLE "LOUNGE" AREAS FOR GATHERING AND DINING





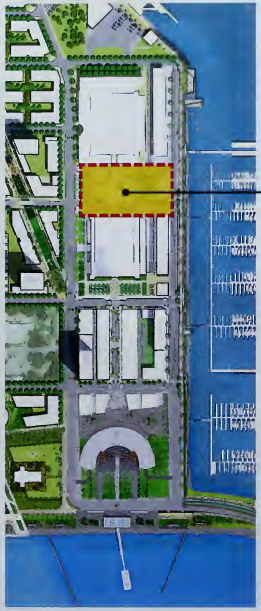

FRONT
THROUGH WAY
PLRY.
PLRY. / PARKING
LANE
LANE
PARKING / BUFFER
PLRY.
THROUGH WAY
FRONT
4.0'
6.0'
5.0'
7.0'
10.0'
10.0'
7.0'
5.0'
6.0'
4.0'
64.0'
R.O.W.



BUILDING 2 PLAZA - CMG

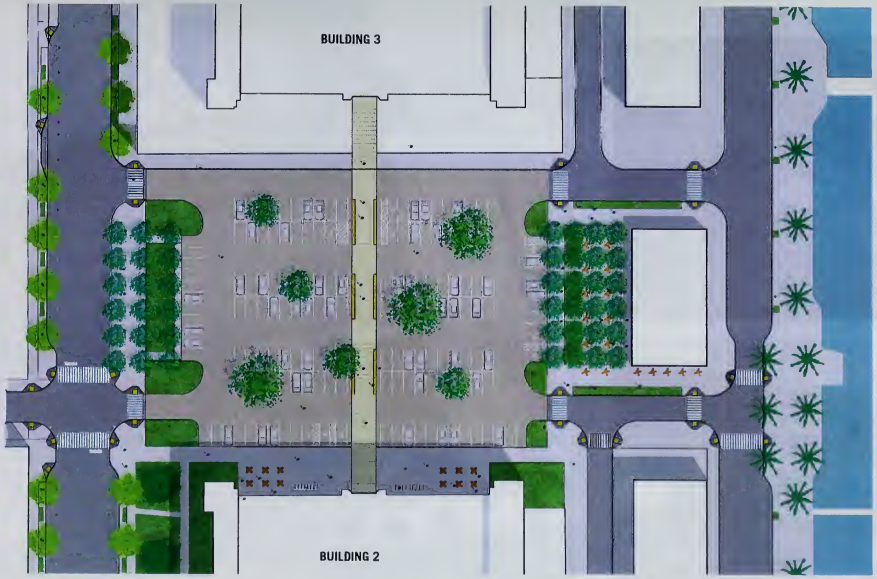
NORTH

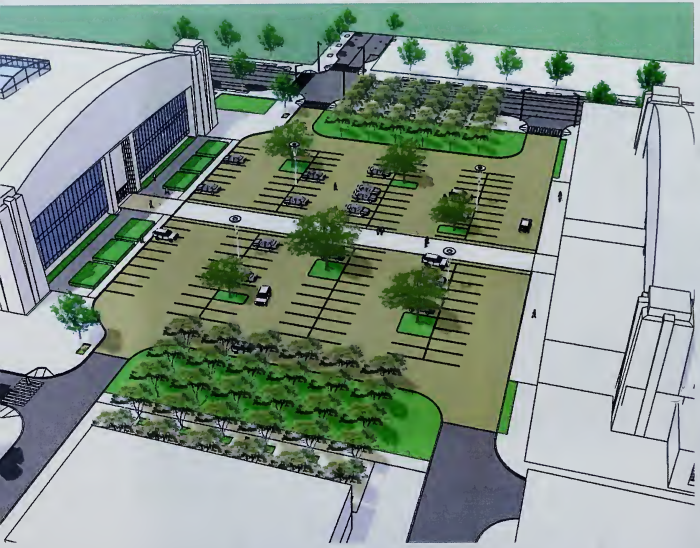
BUILDING 2 PLAZA

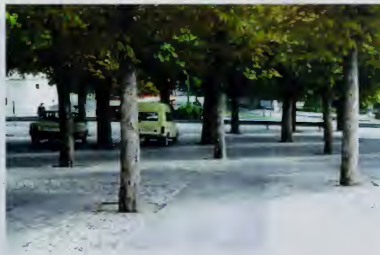


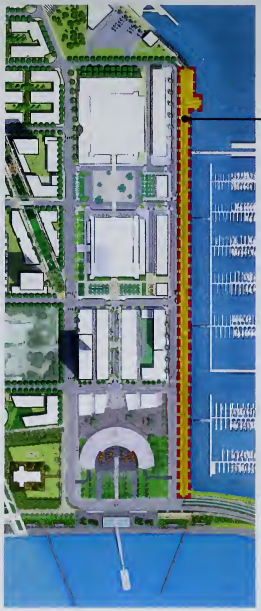
BUILDING 3 PLAZA - CMG

BUILDING 3 PLAZA

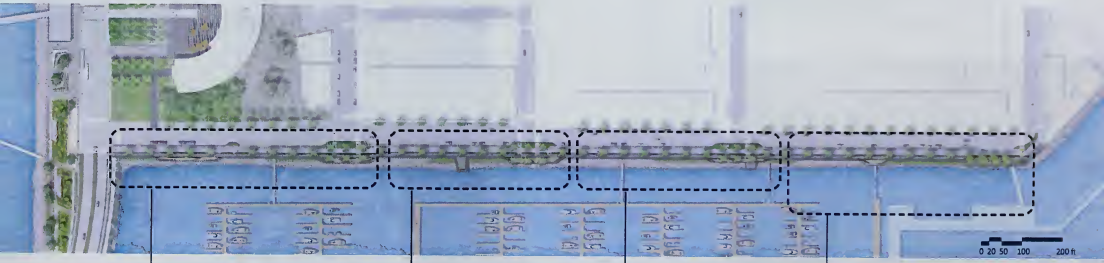








CLIPPER COVE PROMENADE - AECOM



CITY SIDE BALCONY

bus drop off
city view balcony
waterfront seating
rain gardens
marina access

CLIPPER COVE TERRACE

picnic porch
cove overlook
waterfront seating
rain gardens
marina access

ISLAND LOOKOUT

outdoor lounge
rain gardens
marina access

BRIDGE OVERLOOK

urban beach
cafe + seating
bridge view
breakwater access
sailing center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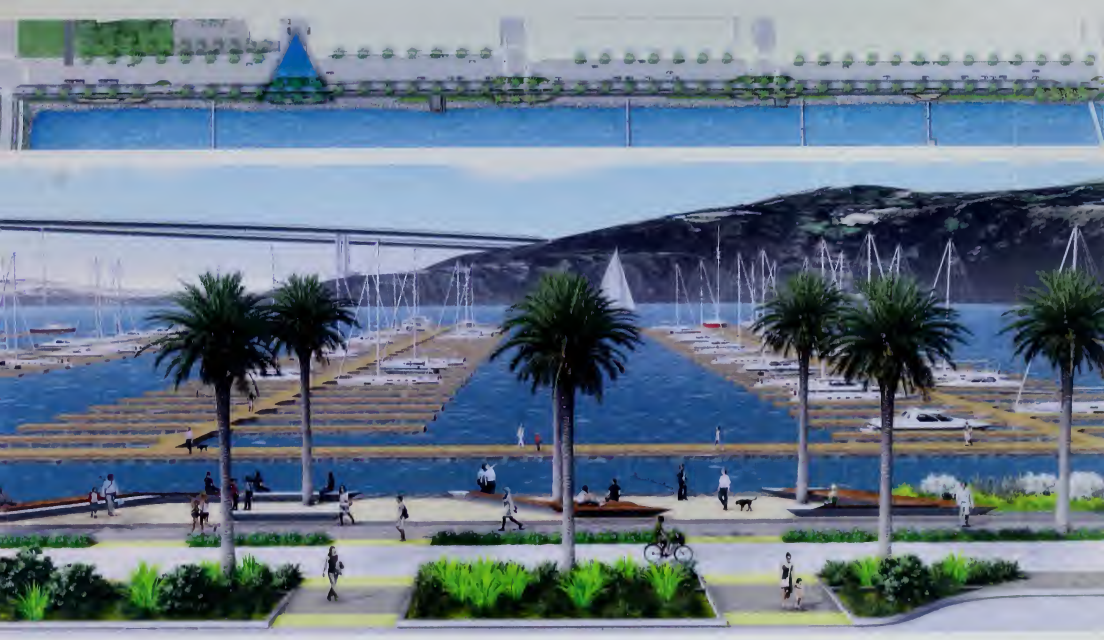

CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY
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EDWIN M. LEE, MAYOR

TREASURE ISLAND DEVELOPMENT AUTHORITY

SPECIAL MEETING AGENDA

February 10, 2015 – 1:00PM

Room 408, City Hall
1 Dr. Carlton B. Goodlett Place

DIRECTORS

V. Fei Tsen, President
Larry Mazzola, Jr., VP
Linda Fadeke Richardson
Hon. Jane Kim (Ex-Officio)

Jean-Paul Samaha, Secretary
Mark Dunlop, CFO
Dr. Tomás Aragón
Jeff Kositsky

Robert Beck, Treasure Island Director
Kate Austin, Commission Secretary

ORDER OF BUSINESS

1. **Call to Order 12:20pm**

Present
V. Fei Tsen
Mark Dunlop
Linda Richardson
Jeff Kositsky (12:20pm)
Larry Mazzola (12:30pm)

Excused
Jean-Paul Samaha
Tomás Aragón
Supervisor Kim, *Ex-Officio*

2. **General Public Comment**
Sherry Williams, Treasuer Island Homeless Development Initiative (TIHDI), invited Directors to Treasure Island Events. Black History Month events take place on February 13 and February 27.

Mark Connors, Treasure Island Community Watch, commented on his Crime Watch Newsletter. There have been a string of burglaries on Treasure Island. Mr. Conners presented a San Francisco Crime Mapping image, which left out Treasure Island. He would like the areas on crime on Treasure Island shown.
Jeff Kline commented on the poor indoor air quality of the Treasure Island Gym and requests that DPH tests the air.
Joseph with Environmental Services Inc. presented JWAY, a gondola lift design that could transport people, bikes, handicapped and maintenance across the West span of the San Francisco – Oakland Bay Bridge.

3. **Reports**

a. **Reports by Treasure Island Director**
The Villages, working with TIDA and the Human Service Agency, has provided five units for victims of recent fires in the Mission and Tenderloin.
TI Flea returned to the Great Lawn.
Construction continues for the modular facilities to house Station 48.
Quarters 10 have been relocated to new home above Clipper Cove.
Macalla Road Bypass has opened and will continue to be used for about a year.
USCG & City DEM is hosting a meeting February 10 at the Casa for regional response and water evacuation in the event of a major emergency.
TIDA has been working with Navy & TICD to finalize Deed & Title Insurance Policy to enable the first transfer.
Utility Master Plans are being reviewed by City Agencies.
TIDA continues to coordinate with BCDC in pursuit of Major Permit covering the entire program.

b. **Report by the Treasure Island/Yerba Buena Island Citizen's Advisory Board**
Karen-Knowles Pearce, TI/YBI CAB, presented the CAB's unanimous recommendation of the Streetscape Master Plan.

There was no public comment.

4. **Communications From and Received by TIDA**
Director Tsen commented on the Golden Gate Audubon Society's communications which stated Treasure Island produced more California Gulls than any other area.

There was no public comment.

5. **Ongoing Business by Board of Directors**

6. **CONSENT AGENDA**

a. Approving the Minutes of the January 14, 2015 Regular Meeting

There was no public comment on Consent Agenda.

Director Kositsky moved the consent agenda.

Director Mazzola seconded the motion.
This item passed unanimously.

7. **Review of Entitlement Documents**
Robert Beck, Treasure Island Director, presented a review of Treasure Island Development entitlement documents.

Director Mazzola asked why the Police Department is not included in the design review. Mr. Beck responded that there have been conversations with the Police Department regarding public safety, but they typically do not comment on design parameters. The Fire Department, however, has been depply involved in the review of many requirements, such as road width, water supply system, etc.
Director Mazzola asked what goes back to the Planning Commission. Mr. Beck responded that individual building designs will be reviewed by the Planning Commission.
Director Dunlop asked how sea level rise improvements will affect the Job Corps Campus.
Director Richardson said she is hoping there will be a discussion about Job Corps improvements.
Director Tsen requested an overview of the Financing Plan for the new commissioners.

There was no public comment.

8. **Resolution approving Streetscape Master Plan for the Treasure Island / Yerba Buena Island Project**
Kevin Conger, CMG, presented the Streetscape Master Plan. Mr. Conger reviewed the public realm improvements including the bicycle network, pedestrian network, intermodal transit hub, shuttle shelters, universal passenger loading zones, and improvements along California Avenue, Palm Drive, Avenue C, and Macalla Road.

Director Richardson and Director Dunlop commented on bicycle safety.
Mr. Conger commented that the plan was coordinated closely with the San Francisco Bicycle Coalition, and they provided clear support.

Director Tsen would like to see Treasure Island as the most pedestrian and bicyclist friendly neighborhood in San Francisco and inquired about the number of on-street parking spots and street widths. After streetscape approval, particular attention needs to continue to be paid to on-street parking, street widths, and bicyclist safety.

Mr. Conger commented that lane width is determined by the following: standard lane width is 10 feet in San Francisco, 11 feet where there is a bus on the route, 12 feet where buses cross in two directions, and at least 26 feet overall on a network of streets to enhance fire truck access.
Avenue C is the widest street on Treasure Island. The Eastside Neighborhood Garden Street has no buses so the lanes are only 10 feet wide, and parking is only on one side of the street. On other streets, "garden rooms" are intersperced within the parking strip between parking spaces.
Kheay Loke, TICD, commented that these conversations have been going on since 2006 and the plans have been coordinated with Dept. of the Environment and Planning

Commission. Parking has already been reduced to the point where the developer is concerned that it could impact financial feasibility of the development.

Becky Hogue commented that at the February CAB meeting, CAB members raised concerns about the Marina having adequate parking.
Carol Harvey commented that she appreciates kids being able to ride their bicyclist's safely on the street.

The Streetscape Master Plan will be approved with the provision that the parking, street widths, and bicyclist safety issues will be addressed.

Director Dunlop moved the consent agenda.
Director Richardson seconded the motion.
This item passed unanimously.

9. **Overview of the Island Center Open Space Design**
Julian Pancost, TICD, presented an update on the open space design work that has been done for the Island Center, which includes the Ferry Plaza and Shelter, Building 1 Plaza, Marina Plaza, Retail Main Street, Building 2 Landscape, Building 3 Landscape, and Clipper Cover Promenade.

Becky Hogue commented that residents are excited.
Bryan Kane, Winery SF, commented that he is excited about the redevelopment and working with the development team. Over the last nine years he has taken the existing promenade and has tried to make it beneficial to current island residents.

Director Richardson commented on the Building 3 parking.

10. **Adjourn 3:30**

Relevant documents such as resolutions, staff summaries, leases, subleases are available at the Treasure Island Development Authority Office, One Avenue of the Palms, Second Floor, Treasure Island, and the Government Information Center at the Main Library, 100 Larkin Street. Public comment is taken on each item on the agenda.

If any materials related to an item on this agenda have been distributed to the TIDA Board of Directors after distribution of the agenda packet, those materials are available for public inspection at Treasure Island Development Authority, Building One, 2nd Floor, One Ave. of Palms, San Francisco, CA 94130 during normal office hours.

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